



ORIGINAL

BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

DOUG LITTLE - Chairman
BOB STUMP
BOB BURNS
TOM FORESE
ANDY TOBIN

RECEIVED
AZ CORP COMMISSION
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2016 SEP 30 P 4:09

WS-01303A-16-0350

IN THE MATTER OF THE APPLICATION OF
EPCOR WATER ARIZONA INC., AN ARIZONA
CORPORATION, TO EXTEND ITS EXISTING
CERTIFICATE OF CONVENIENCE AND
NECESSITY FOR ITS MOHAVE WATER
DISTRICT SYSTEM

Arizona Corporation Commission

DOCKETED

SEP 30 2016

DOCKET NO. WS-01303A-16-_____

APPLICATION TO EXTEND
EXISTING CERTIFICATE OF
CONVENIENCE AND NECESSITY
TO INCLUDE ADDITIONAL
TERRITORY

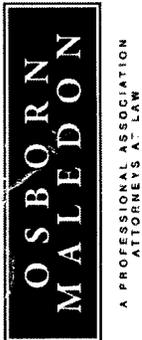
(EXPEDITED CONSIDERATION
REQUESTED)

DOCKETED BY [Signature]

Pursuant to A.R.S. § 40-282 and A.A.C. R14-2-402, EPCOR Water Arizona Inc., an Arizona corporation, ("Company") through its undersigned counsel, hereby requests an Order extending the Company's existing Certificate of Convenience and Necessity ("CC&N") governing its Mohave water district system to allow the Company to serve the Laughlin Ranch development, located adjacent to the Company's existing service territory in Bullhead City.

INTRODUCTION

The Laughlin Ranch development, a residential community in Bullhead City, is comprised of five parcels: Units 1, 2, and 3 at Laughlin Ranch, The Heights at Laughlin Ranch, and the Canyons at Laughlin Ranch. The Company is currently certificated to serve Units 1 and 2 and is providing safe and reliable water service to 352 of the 412 Laughlin Ranch homeowners. The present owner of the water system that serves Unit 3 and The Canyons at Laughlin Ranch, IMH Financial Corporation ("IMH"), has been providing water service to the 60 customers in Unit 3 and The Canyons through LR Water, LLC ("LR Water"), an IMH affiliate. Service through LR Water was intended to be a temporary water solution for the Laughlin Ranch community as the development grew. The growth of



1 Laughlin Ranch has now surpassed LR Water’s ability to serve, and water service through
2 that entity is no longer viable. The owners of The Heights at Laughlin Ranch, (LR 77
3 Investments, LLC (“LR 77 Investments”)), Unit 3 at Laughlin Ranch (majority owned by LR
4 Asset Investment LP), and The Canyons at Laughlin Ranch (Lamplight Capital & Asset
5 Management, LLC (“Lamplight”)), are also looking for a long term water solution for their
6 developments. For that reason, IMH, LR Asset Investment LP, LR 77 Investments,
7 Lamplight and Bullhead City have all asked the Company to become the permanent water
8 provider for all of Laughlin Ranch.

9 As Exhibit 12 depicts, the parcels within the Laughlin Ranch development that would
10 be added to the Company’s CC&N are immediately adjacent to the Company’s existing
11 service area. To serve Laughlin Ranch safely and reliably, the Company plans to construct a
12 booster pump station and pipeline connecting the existing Laughlin Ranch water
13 infrastructure to the Company’s Mohave water district system. The Company also plans to
14 install a chlorination system at LR Water’s storage tank site to ensure proper disinfection of
15 water for distribution. No additional infrastructure is needed at this time.

16 As the Application demonstrates, LR 77 Investments, Lamplight, and LR Asset
17 Investment, LP all have requested water service from the Company in writing, and they and
18 Bullhead City firmly support the Company’s Application. In fact, Bullhead City will
19 undertake a formal council resolution on October 18, 2016 in support of the transfer of water
20 service from LR Water to the Company. As to individual homeowners, on September 15,
21 2016, LR Water sent a letter to the residents of the Laughlin Ranch community affected by
22 this Application, introducing them to the Company and explaining why LR Water must
23 discontinue water service. Through that communication, attached hereto as Exhibit 23, LR
24 Water invited homeowners to sign and return the letter as a means of requesting water
25 service from the Company. As of the date of this filing (just two weeks from the original
26 request), 12 homeowners – 20% of the residents— have signed and returned the letter,
27 thereby acknowledging the transaction and requesting water service from the Company.
28

1 EPCOR Water Arizona Inc.
2 2355 West Pinnacle Peak Road, Suite 300
3 Phoenix, AZ 85027
4 Telephone: 1-800-383-0834

5 2. The Company operates its water utility business under its name.

6 3. The management contact for the Company is Sheryl L. Hubbard, its Director
7 of Regulatory and Rates, whose mailing address is provided in 1, above. Ms. Hubbard's
8 direct telephone number is 623-445-2419.

9 4. The General Counsel for the Company is Martin J. Stanek, whose mailing
10 address is provided in 1, above. Mr. Stanek's direct telephone number is 623-445-2427. The
11 attorney for the Company responsible for this Application is:

12 Meghan H. Grabel
13 Osborn Maledon
14 2929 N. Central Avenue
15 Phoenix, AZ 85012
16 Telephone: 602-640-9399

17 All data requests or other requests for information should be directed to Ms. Hubbard
18 (the management contact identified in 3, above), with a copy to Ms. Grabel's attention, on
19 behalf of the Applicant.

20 5. The Company's operator certified by the Arizona Department of
21 Environmental Quality ("ADEQ") and currently employed by the Company is Charles D.
22 Evans, whose mailing address is 860 W. Gemstone Avenue, Bullhead City, AZ, 86442. Mr.
23 Evans' telephone number is 928-763-0487, and his Operator ID No. is OP000655.

24 6. The on-site manager for the Company's Mohave water district water system is
25 Charles D. Evans, whose mailing address and telephone number are provided in 5, above.

26 7. The Company is an Arizona corporation; for federal tax purposes, the
27 Company is structured as a C corporation.

28 8. The names, titles and mailing addresses of all of the Company's officers and
directors are attached hereto as Exhibit 1.

1 9. A copy of the Company's "Certificate of Good Standing" is attached hereto as
2 Exhibit 2.

3 10. Because the Company is applying for a CC&N extension, its Articles of
4 Incorporation and By-Laws are not required to be provided.

5 11. The Company is authorized to issue 600,000 shares of stock and, as of
6 September 26, 2016, has issued 104,576 shares. The last issuance date was August 12, 1998.

7 12. The Company does not have an ownership interest in any other utility.

8 13. A description of the requested extension area expressed in a metes and bounds
9 survey is attached hereto as Exhibit 3.

10 14. The requested extension area is located entirely within Mohave County and
11 entirely within the municipal boundaries of Bullhead City. A copy of the Company's
12 Bullhead City Franchise Agreement is attached hereto as Exhibit 4.

13 15. A complete description of the facilities proposed to be constructed, including
14 a preliminary engineering report, is attached hereto as Exhibit 5.

15 16. The estimated total construction cost of the proposed off-site and on-site
16 facilities is attached hereto as Exhibit 6. The proposed off-site and on-site facilities will be
17 funded by Company operating funds. No utility financing application is required or
18 necessary for this extension application.

19 17. A copy of the Company's most recent balance sheet and income statement, as
20 well as an estimate of revenues, expenses, and utility plant for the first five (5) years
21 following approval of this application, are attached hereto as Exhibit 7.

22 18. A copy of the Company's currently authorized tariff for its rates and charges
23 for water service for the Mohave water district system, which the Company plans to
24 implement for service to the proposed extension area, as well as the Company's Backflow
25 Prevention Tariff and Curtailment Tariff are attached hereto as Exhibit 8.

26 19. A schedule providing the Company's estimated annual operating revenues and
27 expenses for the first five (5) years of operation for the requested extension area, expressed
28 separately for residential, commercial, industrial, and irrigation services, is attached hereto as

1 Exhibit 9. Also included in Exhibit 9 is a description of each assumption made to derive the
2 estimates.

3 20. A detailed description of the proposed construction timeline for facilities,
4 including estimated starting and completion dates, is attached hereto as Exhibit 10. No
5 phasing schedule is required.

6 21. Copies of the requests for service received to date from persons who own land
7 within the proposed extension area are attached hereto as Exhibit 11. These copies have been
8 redacted to protect the private information of the individuals making the request. The
9 Company will provide unredacted copies of these documents to the Commission at the
10 Commission's request.

11 22. As explained in the introduction, the Laughlin Ranch development is
12 comprised of 5 parcels: Units 1, 2, and 3 and Laughlin Ranch; the Heights at Laughlin
13 Ranch; and the Canyons at Laughlin Ranch. Units 1 and 2 are within EPCOR's existing
14 CC&N, and the location within the area of those existing water service connections is
15 illustrated in Exhibit 12. The majority owner of Unit 3 at Laughlin Ranch is LR Asset
16 Investment, LP. The Heights at Laughlin Ranch is owned by LR 77 Investments. The
17 Canyons at Laughlin Ranch is owned by Lamplight. The Company has ownership
18 information relative to the 60 private homeowners in the extension area, whose individual
19 lots are identified on the "Requests for Water Service" map included in Exhibit 12. The
20 Company will provide that ownership information to the Commission in a subsequent
21 confidential submittal.

22 Maps of the proposed extension area identifying the boundaries of the area, with total
23 acreage noted; the land ownership boundaries of the area, with the acreage of each separately
24 owned parcel within the area noted; the municipal corporate limits that overlap or are within
25 five (5) miles of the area; the service area of the Company's Mohave water district system,
26 which is the only entity currently providing water service within one mile of the area; the
27 location within the area of the water service connections that are already being provided
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1 water service by the Company; and the location of all parcels for which a copy of a request
2 for service has been submitted are attached hereto as Exhibit 12.

3 Bullhead City is the only entity providing wastewater service within one mile of the
4 area, and its service boundaries are illustrated in Exhibit 17. The proposed location of the
5 additions to the Mohave water district system required for this extension and their principal
6 components are included as part of Exhibit 5. There are currently no planned developments
7 in the area other than the Laughlin Ranch developments, the location of which are shown in
8 Exhibit 12.

9 23. The form of notice for the City Manager of Bullhead City is attached hereto as
10 Exhibit 13.

11 24. The form of notice sent to the landowners not requesting service is attached
12 hereto as Exhibit 14.

13 25. As to the individual landowners not requesting service, all property owners
14 have been notified about the transition from LR Water to the Company at least twice, and, to
15 date, no homeowner has expressed opposition to either this Application or the transfer. As
16 discussed above, on September 15, 2016, LR Water sent a letter to each of the residents of
17 the Laughlin Ranch community affected by this Application and introduced the Company as
18 their new water service provider. Through that communication, attached hereto as Exhibit
19 23, LR Water invited homeowners to sign and return the letter as a means of requesting water
20 service from the Company. Four days later, on September 19, 2016, the Company sent a
21 letter to the Laughlin Ranch homeowners, again introducing the Company and informing
22 them of this Application and their ability to participate in the related proceedings. In doing
23 so, the Company verified that the homeowner was the homeowner of record with the Mohave
24 County Assessor and verified that the mailing address was the correct address for the
25 homeowner's correspondence. In addition, Bullhead City and the Company will be co-
26 sponsoring an open house at Laughlin Ranch this fall, at which the Company will answer any
27 questions related to the Application. The Company will continue its outreach to address any
28

1 questions or concerns the individual homeowners may have and keep them apprised of this
2 Application as it progresses.

3 26. The Company will obtain all city, county and state agency approvals required
4 to construct water utility facilities to provide water utility service in the CC&N extension
5 area and provide those approvals to the Commission upon receipt. The Company has also
6 requested an Approval to Construct facilities in the requested CC&N extension area from
7 ADEQ and will provide that approval to the Commission as soon as it is received. A
8 placeholder for that approval is attached as Exhibit 15.

9 27. The estimated number of customers to be served for each of the first five years
10 of operation, expressed separately by class is presented below. Documentation to support the
11 estimates is attached as Exhibit 16.

	Residential	Commercial	Industrial	Irrigation
13 Year 1	57	6	0	0
14 Year 2	67	6	0	0
15 Year 3	77	6	0	0
16 Year 4	87	6	0	0
17 Year 5	97	6	0	0

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20 28. Wastewater services will be provided by Bullhead City. A letter from
21 Bullhead City confirming service will be provided to the Commission upon receipt as a
22 supplement to Exhibit 17. The proposed CC&N expansion area is located within the City
23 boundaries, as illustrated in Exhibit 17.

24 29. The water conservation measures that will be implemented in the extension
25 area are provided in the Best Management Practices tariff for Mohave water district, which is
26 on file with and approved by the Commission. The relevant provisions of that tariff are
27 attached hereto as Exhibit 18. In addition:

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- Bullhead City ("City") is the wastewater provider in this proposed CC&N expansion area. The Company currently shares volumetric data with the City to encourage conservation and will continue to share information with the City for this proposed CC&N expansion area.
- A portion of a golf course is inside this proposed CC&N expansion area and is currently irrigated by both water pumped from its own well and reclaimed water from the City. As development continues to occur within this proposed CC&N expansion area, the Company will work with the City as the wastewater provider to plan for efficient irrigation of parks, recreation areas, golf courses, greenbelts, ornamental lakes and/or other aesthetic water features.
- The City, as the wastewater provider, controls the supply of reclaimed water that is created from the treatment of wastewater. The Company will work with the City in creating plans for the use of reclaimed water.
- The Company has no plans for the use of recharge facilities as the Company has no reclaimed or excess water to recharge.
- The Company has no plans to switch from water pumped from wells to direct use surface water. All water withdrawn from wells in this area is considered to be water that is replaced by water from the Colorado River and thus considered to be Colorado River water by the Bureau of Reclamation.

30. The Company's Backflow Prevention Tariff is attached at Exhibit 8.

31. The Company's Curtailment Tariff is attached at Exhibit 8.

32. A copy of the Analysis of Adequate Water Supply issued by the Arizona Department of Water Resources to Bullhead City, which includes the proposed extension area, is attached hereto as Exhibit 19.

33. Compliance status reports from ADEQ for each water system operated by the Company, as identified by separate ADEQ Public Water System Identification Numbers ("PWSID"), are attached hereto as Exhibit 20. The Company has requested current versions

1 of these compliance status reports as well as a compliance status report for the North Mohave
2 water district and will provide them to the Commission when received from ADEQ.

3 34. A water use data sheet for the Mohave water district system is attached hereto
4 as Exhibit 21. Please note that, although Exhibit 21 indicates that the Project is for "Laughlin
5 Ranch," the water use data includes the entire Mohave water district.

6 35. The notarized signature of management contact Sheryl L. Hubbard, signing on
7 behalf of the Company, is attached hereto as Exhibit 22.

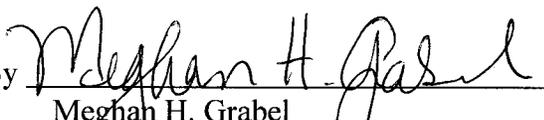
8 WHEREFORE, the Company respectfully requests that the Commission hold a
9 hearing on this Application and enter an order, or, in the alternative, that it enter an order
10 without the necessity of a hearing, which order shall provide for the following:

11 1. Issuing to the Company an extension to its existing CC&N to encompass the
12 area described in Exhibit 3 to this Application;

13 2. Granting such other further and general relief as appropriate in the premises.

14 RESPECTFULLY SUBMITTED this 30th day of September, 2016.

15 OSBORN MALEDON, P.A.

16
17 By 
18 Meghan H. Grabel
19 2929 North Central Ave. 21st Floor
Phoenix, Arizona 85012

20 Attorneys for EPCOR Water Arizona Inc.

21
22 Original and thirteen copies of the foregoing
Filed this 30th day of August, 2016, with:

23 Docket Control
24 ARIZONA CORPORATION COMMISSION
25 1200 West Washington Street
Phoenix, Arizona 85007
26
27
28

1 Copy of the foregoing hand-delivered
2 this 30th day of September, 2016 to:

3 Dwight Nodes
4 Chief Administrative Law Judge
5 Hearing Division
6 Arizona Corporation Commission
7 1200 West Washington Street
8 Phoenix, Arizona 85007

9 Janet Wagner, Esq.
10 Acting Chief Counsel, Legal Division
11 Arizona Corporation Commission
12 1200 West Washington Street
13 Phoenix, Arizona 85007

14 Thomas Broderick
15 Director, Utilities Division
16 Arizona Corporation Commission
17 1200 West Washington Street
18 Phoenix, Arizona 85007

19 *Patricia Palmer*
20 _____
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Exhibits

- 1
- 2 Exhibit 1 Names, titles and mailing addresses of all of the Company's officers and
directors
- 3
- 4 Exhibit 2 Certificate of Good Standing
- 5 Exhibit 3 Description of the requested extension area expressed in a metes and bounds
survey
- 6 Exhibit 4 Bullhead City Franchise Agreement
- 7
- 8 Exhibit 5 Complete description of the facilities proposed to be constructed, including a
preliminary engineering report
- 9 Exhibit 6 Estimated total construction cost of the proposed off-site and on-site facilities
- 10 Exhibit 7 Company's most recent balance sheet and income statement, as well as an
11 estimate of revenues, expenses, and utility plant for the first five (5) years
following approval of this application
- 12
- 13 Exhibit 8 Company's currently authorized tariff for its rates and charges for water
service for the Mohave water district system
- 14 Exhibit 9 Schedule providing the Company's estimated annual operating revenues and
15 expenses for the first five (5) years of operation for the requested extension
area, and a description of each assumption made to derive the estimates
- 16
- 17 Exhibit 10 Detailed description of the proposed construction timeline for facilities,
including estimated starting and completion dates and the phasing schedule
- 18
- 19 Exhibit 11 Copies of the requests for service received from persons who own land within
the proposed extension
- 20 Exhibit 12 A map of the proposed extension area identifying the boundaries of the area;
21 the land ownership boundaries of the area; the owner of each parcel; the
municipal corporate limits that overlap or are within five (5) miles of the area;
22 the service area of any public service corporation, municipality or district
currently providing water or wastewater service within one mile of the area;
23 the location within the area of any known water service connections that are
already being provided water service by the Company; the location of all
24 proposed developments within the area; the proposed location of each water
system and its principal components; and the location of all parcels for which
25 a copy of a request for service
- 26 Exhibit 13 Form of notice for the City Manager of Bullhead City
- 27
- 28 Exhibit 14 Form of notice sent to the landowners not requesting service

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- Exhibit 15 Copies of currently received city, county, and state agency approvals required to construct water utility facilities to provide water utility service in the extension area.
- Exhibit 16 Estimated number of customers to be served for each of the first five years of operation, expressed separately by class (fill in the table in the application and provide supporting documentation as exhibit)
- Exhibit 17 Letter from the Bullhead City confirming wastewater service and map showing extension area is within City boundaries
- Exhibit 18 Relevant provisions of the Best Management Practices tariff for Mohave water district
- Exhibit 19 The Company's Physical Availability Determination issued by the Arizona Department of Water Resources
- Exhibit 20 Current compliance status reports from ADEQ for each water system operated by the Company
- Exhibit 21 Water use data sheet for the Mohave Water District water system
- Exhibit 22 Notarized signature of management contact Sheryl Hubbard
- Exhibit 23 LR Water Communication to Laughlin Ranch homeowners

Exhibit 1

EPCOR WATER ARIZONA INC.

State of Incorporation: Arizona

States Where Registered as a Foreign Corporation:

None

SHAREHOLDER INFORMATION:

Shareholder
EPCOR Water (USA) Inc.

DIRECTOR INFORMATION:

Name	Title	Address
Joseph Gysel	Director	2355 W. Pinnacle Peak Rd. Ste 300, Phoenix, AZ 85027

OFFICER INFORMATION:

Name	Title	Address
Joseph Gysel	President	2355 W. Pinnacle Peak Rd. Ste 300, Phoenix, AZ 85027
Shawn Bradford	Vice President	2355 W. Pinnacle Peak Rd. Ste 300, Phoenix, AZ 85027
Gregory Barber	Vice President - Finance and Controller	2355 W. Pinnacle Peak Rd. Ste 300, Phoenix, AZ 85027
G. Troy Day	Vice President - Operations	2355 W. Pinnacle Peak Rd. Ste 300, Phoenix, AZ 85027
Martin Stanek	General Counsel, Corporate Secretary, and Ethics Officer	2355 W. Pinnacle Peak Rd. Ste 300, Phoenix, AZ 85027

Exhibit 2

STATE OF ARIZONA



Office of the
CORPORATION COMMISSION

CERTIFICATE OF GOOD STANDING

To all to whom these presents shall come, greeting:

I, Jodi A. Jerich, Executive Director of the Arizona Corporation Commission, do hereby certify that

*****EPCOR WATER ARIZONA INC.*****

a domestic corporation organized under the laws of the State of Arizona, did incorporate on December 30 1949.

I further certify that according to the records of the Arizona Corporation Commission, as of the date set forth hereunder, the said corporation is not administratively dissolved for failure to comply with the provisions of the Arizona Business Corporation Act; and that its most recent Annual Report, subject to the provisions of A.R.S. sections 10-122, 10-123, 10-125 & 10-1622, has been delivered to the Arizona Corporation Commission for filing; and that the said corporation has not filed Articles of Dissolution as of the date of this certificate.

This certificate relates only to the legal existence of the above named entity as of the date issued. This certificate is not to be construed as an endorsement, recommendation, or notice of approval of the entity's condition or business activities and practices.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Arizona Corporation Commission. Done at Phoenix, the Capital, this 29th day of September, 2016, A. D.





Jodi A. Jerich, Executive Director

By: _____ 1514345

Exhibit 3

**EPCOR CC&N ANNEXATION
SECTIONS 4 & 9**

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 9 AND THE SOUTH HALF OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 21 WEST OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 4 TO WHICH THE SOUTH QUARTER BEARS SOUTH 89 DEGREES 13 MINUTES 37 SECONDS EAST AND BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE WEST LINE OF SECTION 4 NORTH 00 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 1387.82 FEET;

THENCE DEPARTING SAID SECTION LINE NORTH 52 DEGREES 27 MINUTES 05 SECONDS EAST, A DISTANCE OF 63.52 FEET;

THENCE SOUTH 75 DEGREES 35 MINUTES 05 SECONDS EAST, A DISTANCE OF 356.40 FEET;

THENCE SOUTH 45 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 168.64 FEET;

THENCE SOUTH 53 DEGREES 06 MINUTES 47 SECONDS EAST, A DISTANCE OF 148.46 FEET;

THENCE NORTH 77 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 152.47 FEET;

THENCE SOUTH 82 DEGREES 32 MINUTES 44 SECONDS EAST, A DISTANCE OF 200.70 FEET;

THENCE SOUTH 35 DEGREES 33 MINUTES 27 SECONDS EAST, A DISTANCE OF 87.27 FEET;

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THENCE NORTH 79 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 107.78 FEET;

THENCE SOUTH 60 DEGREES 29 MINUTES 44 SECONDS EAST, A DISTANCE OF 754.28 FEET;

THENCE SOUTH 75 DEGREES 15 MINUTES 24 SECONDS EAST, A DISTANCE OF 297.58 FEET;

THENCE SOUTH 66 DEGREES 45 MINUTES 12 SECONDS EAST, A DISTANCE OF 437.02 FEET;

THENCE SOUTH 74 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 673.72 FEET;

THENCE SOUTH 65 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 213.45 FEET;

THENCE SOUTH 47 DEGREES 42 MINUTES 40 SECONDS EAST, A DISTANCE OF 87.45 FEET;

THENCE SOUTH 40 DEGREES 21 MINUTES 32 SECONDS EAST, A DISTANCE OF 157.50 FEET;

THENCE SOUTH 10 DEGREES 53 MINUTES 27 SECONDS EAST, A DISTANCE OF 71.59 FEET TO A POINT ON THE SOUTH LINE OF SECTION 4;

THENCE DEPARTING SAID SECTION LINE SOUTH 50 DEGREES 07 MINUTES 04 SECONDS EAST, A DISTANCE OF 213.54 FEET;

THENCE NORTH 44 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 49.75 FEET;

THENCE SOUTH 53 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 1277.22 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 12 SECONDS EAST, A DISTANCE OF 242.09 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 425.07 FEET;

THENCE SOUTH 64 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 172.92 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, A DISTANCE OF 395.16 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS WEST, A DISTANCE OF 128.86 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 136.71 FEET TO A CURVE CONCAVE SOUTHEAST, WITH A RADIAL LINE THAT BEARS NORTH 00 DEGREES 03 MINUTES 37 SECONDS EAST, HAVING A RADIUS OF 554.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 194.50 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 06 MINUTES 57 SECONDS TO A COMPOUND CURVE CONCAVE SOUTHEAST, WITH A RADIAL LINE THAT BEARS NORTH 20 DEGREES 10 MINUTES 34 SECONDS EAST, HAVING A RADIUS OF 314.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 24.67 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 30 MINUTES 07 SECONDS TO A COMPOUND CURVE CONCAVE NORTHEAST, WITH A RADIAL LINE THAT BEARS SOUTH 24 DEGREES 40 MINUTES 41 SECONDS WEST, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.35 FEET, THROUGH A CENTRAL ANGLE OF 55 DEGREES 25 MINUTES 11 SECONDS TO A COMPOUND CURVE CONCAVE SOUTHEAST, WITH A RADIAL LINE THAT BEARS NORTH 30 DEGREES 44 MINUTES 30 SECONDS WEST, HAVING A RADIUS OF 50.00 FEET;

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THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 33.70 FEET, THROUGH A CENTRAL ANGLE OF 38 DEGREES 37 MINUTES 14 SECONDS TO A COMPOUND CURVE CONCAVE NORTHEAST, WITH A RADIAL LINE THAT BEARS SOUTH 07 DEGREES 52 MINUTES 43 SECONDS WEST, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.89 FEET, THROUGH A CENTRAL ANGLE OF 56 DEGREES 58 MINUTES 22 SECONDS TO A COMPOUND CURVE CONCAVE SOUTHEAST, WITH A RADIAL LINE THAT BEARS NORTH 49 DEGREES 05 MINUTES 38 SECONDS WEST, HAVING A RADIUS OF 294.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 5.51 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 04 MINUTES 24 SECONDS;

THENCE ON A LINE SOUTH 48 DEGREES 01 MINUTES 14 SECONDS EAST, A DISTANCE OF 28.00 FEET TO A CURVE CONCAVE SOUTHWEST, WITH A RADIAL LINE THAT BEARS NORTH 48 DEGREES 01 MINUTES 14 SECONDS WEST, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 22.97 FEET, THROUGH A CENTRAL ANGLE OF 65 DEGREES 47 MINUTES 45 SECONDS TO A COMPOUND CURVE CONCAVE SOUTHEAST, WITH A RADIAL LINE THAT BEARS NORTH 66 DEGREES 11 MINUTES 02 SECONDS EAST, HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 31.48 FEET, THROUGH A CENTRAL ANGLE OF 36 DEGREES 04 MINUTES 35 SECONDS TO A COMPOUND CURVE CONCAVE NORTHEAST, WITH A RADIAL LINE THAT BEARS NORTH 77 DEGREES 44 MINUTES 24 SECONDS WEST, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 18.99 FEET, THROUGH A CENTRAL ANGLE OF 54 DEGREES 24 MINUTES 44 SECONDS;

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THENCE ON A LINE SOUTH 42 DEGREES 09 MINUTES 07 SECONDS EAST, A DISTANCE OF 9.67 FEET TO A CURVE CONCAVE SOUTHEAST, WITH A RADIAL LINE THAT BEARS NORTH 50 DEGREES 21 MINUTES 50 SECONDS EAST, HAVING A RADIUS OF 308.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 366.12 FEET, THROUGH A CENTRAL ANGLE OF 68 DEGREES 06 MINUTES 26 SECONDS;

THENCE ON A LINE SOUTH 28 DEGREES 28 MINUTES 16 SECONDS WEST, A DISTANCE OF 510.72 FEET TO A CURVE CONCAVE SOUTHWEST, WITH A RADIAL LINE THAT BEARS SOUTH 61 DEGREES 31 MINUTES 44 SECONDS EAST, HAVING A RADIUS OF 214.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 113.28 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 19 MINUTES 48 SECONDS;

THENCE ON A LINE SOUTH 58 DEGREES 48 MINUTES 04 SECONDS WEST, A DISTANCE OF 195.09 FEET TO A CURVE CONCAVE SOUTHWEST, WITH A RADIAL LINE THAT BEARS NORTH 31 DEGREES 11 MINUTES 56 SECONDS WEST, HAVING A RADIUS OF 460.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 88.76 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 03 MINUTES 19 SECONDS TO A COMPOUND CURVE CONCAVE SOUTHWEST, WITH A RADIAL LINE THAT BEARS NORTH 42 DEGREES 15 MINUTES 15 SECONDS WEST, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 29.67 FEET, THROUGH A CENTRAL ANGLE OF 85 DEGREES 00 MINUTES 31 SECONDS;

THENCE ON A LINE SOUTH 52 DEGREES 44 MINUTES 35 SECONDS WEST, A DISTANCE OF 84.00 FEET TO A CURVE CONCAVE SOUTHWEST, WITH A RADIAL LINE THAT BEARS NORTH 52 DEGREES 44 MINUTES 35 SECONDS EAST, HAVING A RADIUS OF 608.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 355.23 FEET, THROUGH A CENTRAL ANGLE OF 33 DEGREES 28 MINUTES 33 SECONDS TO A COMPOUND CURVE CONCAVE SOUTHWEST, WITH A RADIAL LINE THAT BEARS NORTH 19 DEGREES 16 MINUTES 02 SECONDS EAST, HAVING A RADIUS OF 568.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 156.03 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS TO A COMPOUND CURVE CONCAVE SOUTHWEST, WITH A RADIAL LINE THAT BEARS NORTH 03 DEGREES 31 MINUTES 42 SECONDS EAST, HAVING A RADIUS OF 968.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 453.99 FEET, THROUGH A CENTRAL ANGLE OF 26 DEGREES 52 MINUTES 18 SECONDS;

THENCE ON A LINE SOUTH 66 DEGREES 39 MINUTES 24 SECONDS WEST, A DISTANCE OF 266.37 FEET TO A CURVE CONCAVE SOUTHWEST, WITH A RADIAL LINE THAT BEARS NORTH 23 DEGREES 20 MINUTES 36 SECONDS WEST, HAVING A RADIUS OF 928.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 399.97 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 41 MINUTES 40 SECONDS TO A COMPOUND CURVE CONCAVE NORTHWEST, WITH A RADIAL LINE THAT BEARS SOUTH 48 DEGREES 02 MINUTES 16 SECONDS EAST, HAVING A RADIUS OF 1282.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 1378.64 FEET, THROUGH A CENTRAL ANGLE OF 61 DEGREES 36 MINUTES 53 SECONDS;

THENCE ON A LINE NORTH 76 DEGREES 25 MINUTES 23 SECONDS WEST, A DISTANCE OF 925.33 FEET TO A CURVE CONCAVE SOUTHWEST, WITH A RADIAL LINE THAT BEARS NORTH 13 DEGREES 34 MINUTES 37 SECONDS EAST, HAVING A RADIUS OF 1758.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 398.28 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 58 MINUTES 50 SECONDS;

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THENCE ON A LINE NORTH 89 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 199.85 FEET;

THENCE NORTH 00 DEGREES 35 MINUTES 48 SECONDS EAST, A DISTANCE OF 84.00 FEET TO A CURVE CONCAVE NORTHWEST, WITH A RADIAL LINE THAT BEARS SOUTH 00 DEGREES 35 MINUTES 48 SECONDS WEST, HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 78.54 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A LINE NORTH 00 DEGREES 35 MINUTES 48 SECONDS EAST, A DISTANCE OF 941.56 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 04 DEGREES 30 MINUTES 41 SECONDS EAST, A DISTANCE OF 410.42 FEET TO A POINT ON THE WEST LINE OF SECTION 9;

THENCE ALONG THE WEST LINE OF SECTION 9 SOUTH 00 DEGREES 29 MINUTES 14 SECONDS WEST, A DISTANCE OF 117.56 FEET;

THENCE DEPARTING SAID SECTION LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 520.00 FEET;

THENCE NORTH 27 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 379.60 FEET;

THENCE NORTH 34 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 600.00 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A POINT ON THE WEST LINE OF SECTION 9;

THENCE ALONG THE WEST LINE OF SECTION 9 NORTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 596.35 FEET;

THENCE DEPARTING SAID SECTION LINE NORTH 49 DEGREES 22 MINUTES 48 SECONDS EAST, A DISTANCE OF 53.20 FEET;

THENCE NORTH 65 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 174.59 FEET;

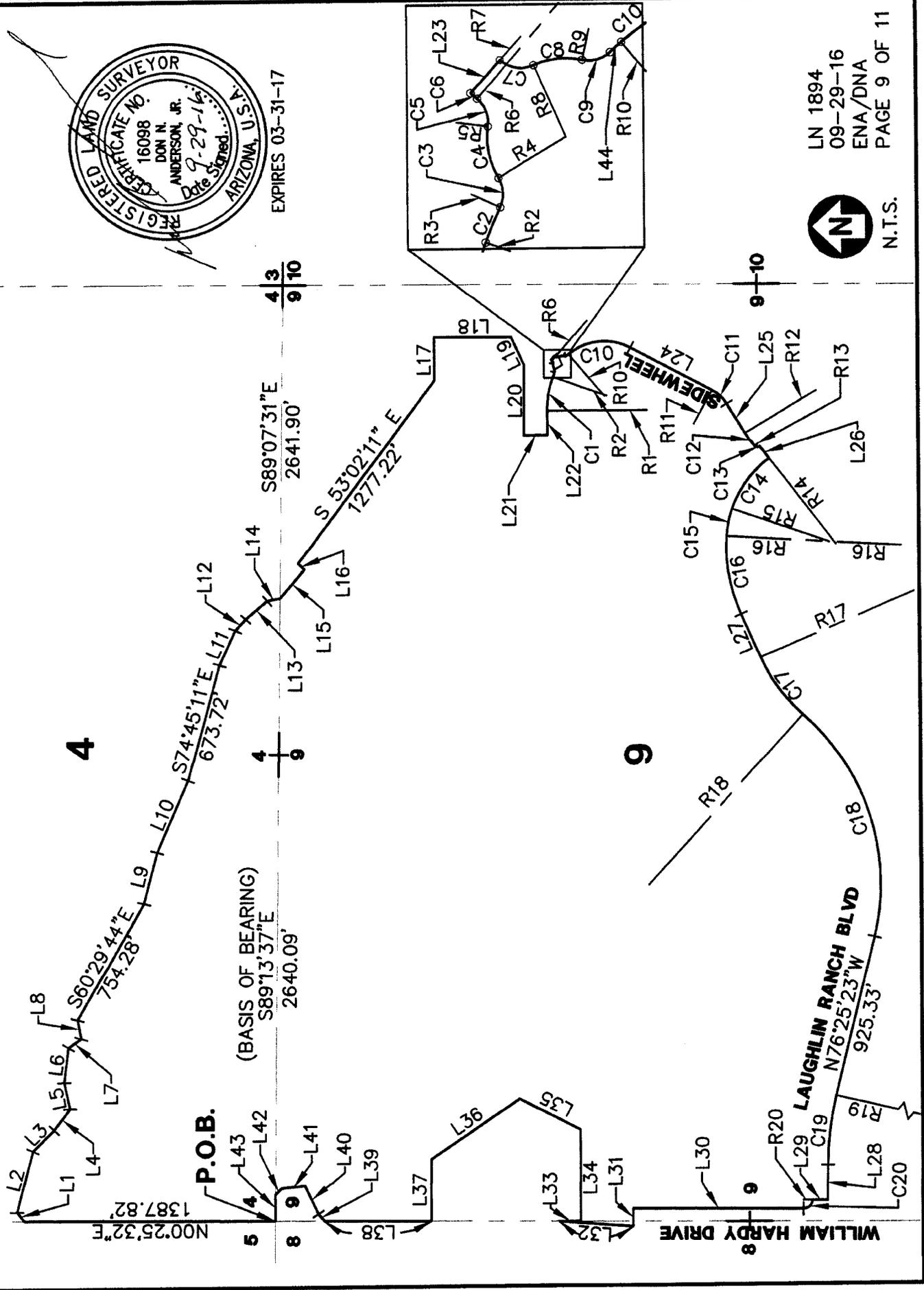
THENCE NORTH 05 DEGREES 20 MINUTES 10 SECONDS WEST, A DISTANCE OF 130.21 FEET;

THENCE NORTH 46 DEGREES 21 MINUTES 41 SECONDS WEST, A DISTANCE OF 50.88 FEET TO A POINT ON THE SOUTH LINE OF SECTION 4;

THENCE ALONG THE SOUTH LINE OF SECTION 4 NORTH 89 DEGREES 13 MINUTES 37 SECONDS WEST, A DISTANCE OF 147.75 FEET TO **THE POINT OF BEGINNING**;

CONTAINING AN AREA OF 365.7 ACRES MORE OR LESS.

EPCOR CC&N LEGAL DESCRIPTION EXHIBIT



EPCOR CC&N LEGAL DESCRIPTION EXHIBIT

LINE TABLE		
LINE	LENGTH	BEARING
L1	63.52'	N 52°27'05" E
L2	356.40'	S 75°35'05" E
L3	168.64'	S 45°25'57" E
L4	148.46'	S 53°06'47" E
L5	152.47'	N 77°37'27" E
L6	200.70'	S 82°32'44" E
L7	87.27'	S 35°33'27" E
L8	107.78'	N 79°33'44" E
L9	297.58'	S 75°15'24" E
L10	437.02'	S 66°45'12" E
L11	213.45'	S 65°30'11" E
L12	87.45'	S 47°42'40" E
L13	157.50'	S 40°21'32" E
L14	71.59'	S 10°53'27" E
L15	213.54'	S 50°07'04" E
L16	49.75'	N 44°58'03" E
L17	242.09'	S 89°39'12" E
L18	425.07'	S 00°20'48" W
L19	172.92'	S 64°46'53" W
L20	395.16'	N 89°31'29" W
L21	128.86'	S 00°03'37" W
L22	136.71'	S 89°56'23" E
L23	28.00'	S 48°01'14" E
L24	510.72'	S 28°28'16" W
L25	195.09'	S 58°48'04" W
L26	84.00'	S 52°44'35" W
L27	266.37'	S 66°39'24" W
L28	199.85'	N 89°24'12" W
L29	84.00'	N 00°35'48" E
L30	941.56'	N 00°35'48" E
L31	100.00'	N 89°24'12" W
L32	410.42'	N 04°30'41" E
L33	117.56'	S 00°29'14" W
L34	520.00'	N 90°00'00" E
L35	379.60'	N 27°50'12" E
L36	600.00'	N 34°32'27" W
L37	350.00'	N 90°00'00" W
L38	596.35'	N 00°29'14" E
L39	53.20'	N 49°22'48" E
L40	174.59'	N 65°18'32" E
L41	130.21'	N 05°20'10" W
L42	50.88'	N 46°21'41" W
L43	147.75'	N 89°13'37" W
L44	9.67'	S 42°09'07" E

RADIAL LINE TABLE		
RADIAL	LENGTH	BEARING
R1	554.00'	N 00°03'37" E
R2	314.00'	N 20°10'34" E
R3	20.00'	S 24°40'41" W
R4	50.00'	N 30°44'30" W
R5	20.00'	S 07°52'43" W
R6	294.00'	N 49°05'38" W
R7	20.00'	N 48°01'14" W
R8	50.00'	N 66°11'02" E
R9	20.00'	N 77°44'24" W
R10	308.00'	N 50°21'50" E
R11	214.00'	S 61°31'44" E
R12	460.00'	N 31°11'56" W
R13	20.00'	N 42°15'15" W
R14	608.00'	N 52°44'35" E
R15	568.00'	N 19°16'02" E
R16	968.00'	N 03°31'42" E
R17	928.00'	N 23°20'36" W
R18	1282.00'	S 48°02'16" E
R19	1758.00'	N 13°34'37" E
R20	50.00'	S 00°35'48" W

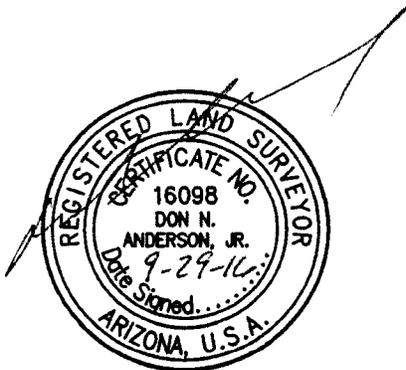


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EPCOR CC&N LEGAL DESCRIPTION EXHIBIT

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	194.50	554.00	20°06'57"
C2	24.67	314.00	4°30'07"
C3	19.35	20.00	55°25'11"
C4	33.70	50.00	38°37'14"
C5	19.89	20.00	56°58'22"
C6	5.51	294.00	1°04'24"
C7	22.97	20.00	65°47'45"
C8	31.48	50.00	36°04'35"
C9	18.99	20.00	54°24'44"
C10	366.12	308.00	68°06'26"
C11	113.28	214.00	30°19'48"
C12	88.76	460.00	11°03'19"
C13	29.67	20.00	85°00'31"
C14	355.23	608.00	33°28'33"
C15	156.03	568.00	15°44'20"
C16	453.99	968.00	26°52'18"
C17	399.97	928.00	24°41'40"
C18	1378.64	1282.00	61°36'53"
C19	398.28	1758.00	12°58'50"
C20	78.54	50.00	90°00'00"



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Exhibit 4

DUE DILIGENCE DATA ROOM SUBMISSION
COVER SHEET

Name of Company: Arizona American Water

Corresponding Due Diligence

List section and number: B.3.1

Type of Document: Franchise Agreement

Date of Contract/Document: 05/06/1997 – 05/06/2022

Contact: Brad Cole, Production Manager

Costs: 2% of gross receipts

Contract Administrator: Dave Evans, Operations Superintendent

Misc: Right to operate as a potable water system in the City of Bullhead City.

ORDINANCE NO. 97-855

AN ORDINANCE OF THE CITY OF BULLHEAD CITY, ARIZONA, GRANTING TO CITIZENS UTILITIES COMPANY, ITS LEGAL REPRESENTATIVES, SUCCESSORS, LESSEES AND ASSIGNS, CERTAIN POWERS, LICENSES, RIGHTS-OF-WAY, PRIVILEGES AND FRANCHISE TO CONSTRUCT, OPERATE AND MAINTAIN IN BULLHEAD CITY, MOHAVE COUNTY, ARIZONA, AS NOW OR HEREAFTER CONSTITUTED, A SYSTEM FOR THE COLLECTION AND TRANSMISSION OF WATER FOR ALL PURPOSES FOR WHICH SUCH WATER MAY BE USED, INTO, OUT OF AND THROUGH SAID MUNICIPALITY, AND FOR THE DISTRIBUTION AND SALE OF SUCH POTABLE WATER TO SAID MUNICIPALITY, ITS INHABITANTS AND OTHERS, INCLUDING CUSTOMERS INSIDE, BEYOND AND OUTSIDE THE LIMITS OF SAID MUNICIPALITY; AND TO USE THE STREETS, AVENUES, EASEMENTS, RIGHTS-OF-WAY, ALLEYS, HIGHWAYS, SIDEWALKS, BRIDGES AND OTHER STRUCTURES AND PLACES AND PUBLIC GROUNDS IN SAID MUNICIPALITY FOR A PERIOD OF TWENTY-FIVE (25) YEARS; AND PRESCRIBING IN CONNECTION THEREWITH CERTAIN RIGHTS, DUTIES, TERMS AND CONDITIONS HEREIN MENTIONED; AND PROVIDING FOR THE PAYMENT OF SAID MUNICIPALITY OF A PERCENTAGE OF CERTAIN REVENUES OF GRANTEE FROM ITS OPERATIONS THEREIN; AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Mayor and City Council of the City of Bullhead City, Arizona, as follows:

Section 1: That the City of Bullhead City, a municipal corporation in Mohave County, Arizona, hereinafter called the "City", hereby grants to and vests in Citizens Utilities Company, a corporation, duly authorized to transact within the State a public service business as a water utility, hereinafter called the "Company", a franchise with the right to operate a system for the collection, transmission, distribution and sale of potable water for all purposes for which such water may be used, in the City, as now or hereafter constituted, and the authority, license, power and privilege to construct, extend, maintain, repair, replace, operate and remove or otherwise establish and operate in said City, works or systems and plants to collect, transmit, distribute, sell, convey or otherwise establish, conduct, serve, supply or furnish the inhabitants of said City and others, and to the City whenever it may desire to contract therefor, potable water for all purposes for which such water may be used, and the Company is hereby granted passage, right-of-way and the right to occupy and use in any lawful way during the life of this franchise each and any and all streets, avenues, easements, rights-of-way, alleys, highways, sidewalks, bridges and other structures and places and public grounds of said

City, on, above and beneath the surface of the same, as said streets, avenues, rights-of-way, alleys, highways, sidewalks, bridges and other structures and places and public grounds now exist or may be hereafter extended, for every and any such service, use, effect and lawful purpose as herein mentioned.

Section 2: The Company is hereby authorized, licensed and empowered to do any and all things necessary and proper to be done and performed in executing the powers and utilizing the privileges herein mentioned and granted by this franchise, provided the same do not unreasonably conflict with water or other pipes, sewers or other pre-existing underground installations, and that all work done in said streets, avenues, easements, rights-of-way, alleys, highways, sidewalks, bridges or other grounds of said City by the Company shall be done with the utmost diligence and the least inconvenience to the public or individuals, and the Company shall, within a reasonable time, restore such streets, avenues, easements, rights-of-way, alleys, highways, sidewalks, bridges and public grounds excavated by it to their original condition as nearly as practicable, subject to the reasonable approval of the City. The Company shall remove or relocate its lines and facilities as and when required by the City to accommodate right-of-way improvements for the public benefit; said removal or relocation shall be made at the sole expense of the Company, except where entitlement to reimbursement shall be provided by contract or law. In the event of such entitlement, reimbursement shall be made strictly in accordance therewith.

Section 3: Prior to commencing any work in a right-of-way the Company shall submit plans of work to be done to the Public Works Director for approval. Completed or "as built" blueprints will be submitted at project completion as required by the Public Works Director.

Section 4: Company property shall be constructed or installed in a right-of-way only at such locations and in such manner as shall be approved by the City or its agents acting in the exercise of reasonable discretion. Construction or installation of Company property in all other public places shall be subject to approval of a regulation by City or its agents.

Section 5: All installations made by Company shall be made in a safe, substantial condition and maintained in such condition at all times. All of such installation of equipment shall be of a permanent nature, durable and appropriately placed so as not to interfere in any manner with the rights of the public or individual property owners and shall not interfere with the travel and use of public places by the public nor during the construction, repair and removal shall not obstruct nor impede traffic. The City reserves the right of reasonable regulation of the erection and construction of any work by the Company and to reasonably designate where such works and construction shall be placed. The Company agrees when

requested by the City to make minor changes in its equipment to conform to the reasonable necessary requirements within a reasonable time.

Company will be responsible to obtain all state and federal licenses and permits and will additionally be responsible for meeting all state, federal and local installation standards.

Section 6: The Company shall defend the City against all claims for injury to any person or property caused by the negligence of the Company in the construction or operation of its property, and in the event of a determination of liability shall indemnify the City. More particularly the Company, its successors and assigns, does hereby agree to indemnify and hold harmless the City, from any and all liability, claim, demand or judgment arising out of any injury to any person or property, as a result of the violation or failure on the part of the Company, its successors and assigns, to observe their proper duty or because of negligence in whole or in part arising out of construction, repair, extension, maintenance or operation of its equipment of any kind or character used in connection with this franchise.

Section 7: Company agrees that at all times during the existence of this franchise it will maintain in force, at its own expense, and file with the City, a general comprehensive liability insurance policy, in protection of City, its boards, commissions, officers, agents, employees and the public. The policy will be with a company authorized to do business in the State of Arizona, and in a form satisfactory to the Risk Manager, protecting the City and all persons against liability for loss or damages for personal injury, death and property damage occasioned by the operations of Company under this franchise, with minimum liability limits of \$1,000,000 for personal injury or death of any one occurrence, and \$1,000,000 for damages to property resulting from any one occurrence.

The policies mentioned in the foregoing paragraph shall name the City, its officers, boards, commissions, agents and employees as additional insured and shall contain a provision that a written notice of cancellation or reduction in coverage of said policy shall be delivered to the City fifteen (15) days in advance of the effective date thereof. If such insurance is provided in either case by a policy which also covers Company or any other entity or person than those above named, then such policy shall contain the standard cross-liability endorsement.

Section 8: The rates and charges to be charged by the Company for furnishing water service hereunder and the rules and regulations to be made and enforced by the Company for the conduct of its business shall be those from time to time on file and effective with the Arizona Corporation Commission applicable to such service.

Section 9: The Company shall have the right and privilege of assigning this franchise and all rights and privileges granted herein, and whenever the word "Company" appears herein, it shall be construed as applying to its successors, lessees and assigns.

Section 10: The Company, its successors, lessees and assigns, for and in consideration of the granting of this franchise and as rental for the occupation and use or easement over, upon and beneath the streets, avenues, easements, rights-of-way, highways, alleys, sidewalks, bridges and public grounds in said Company shall pay to the City, commencing with the first full billing period after the effective date of this franchise and continuing each year during all the time this provision shall remain in force and effect, a total aggregate sum of two percent (2%) of the gross receipts (excluding from gross receipts all sales taxes, gross revenue taxes or similar charges based upon gross receipts) of the Company, its successors, lessees and assigns, during such year, for water sold within the corporate limits of the City, subject to the limitations hereinafter stated; such gross receipts to consist of the total amount collected from users and consumers on account of water sold and consumed within the corporate limits of the City under the Company's rates in existence at the time, excepting therefrom, however, the gross receipts for water sold to industrial consumers under special contract, and the gross receipts for water sold to the City for its own use. The Company shall make such payments semi-annually on or before the last day of January and July in each such year while this provision shall remain in full force and effect. For the purpose of determining such revenue, the books of the Company shall at all reasonable times be subject to inspection by duly authorized municipal officials. Said payments shall be in lieu of any and all other franchise, license, privilege, instrument, occupation, excise or revenue taxes and all other exactions or charges (except general ad valorem property taxes, special assessments for local improvements, and except municipal privilege, sales or use taxes authorized by law and collected by the Company from users and consumers of water within the corporate limits of the City) upon the business, revenue, property, water lines, installations, water systems, conduits, storage tanks, pipes, fixtures or other appurtenances of the Company and all other property or equipment of the Company, or any part thereof, in said City during the term of this franchise; provided that anything to the contrary herein notwithstanding said payment shall continue only so long as said company is not prohibited from making the same by any lawful authority having jurisdiction in the premises, and so long as the City does not charge, levy or collect, or attempt to charge, levy or collect other franchise, license, privilege, occupation, excise or revenue taxes or other exactions or charges hereinabove mentioned, and if any lawful authority having jurisdiction in the premises hereafter prohibits said payment, or the City does levy, charge or collect or attempt to levy, charge or collect such other franchise, license, privilege, occupation, excise or revenue taxes, or other exactions

or charges, the obligation to make such payments hereinabove provided for shall forthwith cease.

Section 11: The Company shall, at no cost or expense to the City, and as a part of the consideration for the granting of the franchise, provide City with written monthly reports stating the volume of water delivered on a monthly basis to each of Company's water customers served by the City's sewer system under City's commercial wastewater rates and previously identified to Company by City in writing as being served under said commercial rate. The written monthly report shall be provided to City not later than the fifth working day of each succeeding month for water delivered to commercial customers of the City during the preceding month. Amounts of water delivered shall be determined and reported from Company's billing and meter records and may on occasion be estimated as a result of customers not permitting access to meters.

Section 12: This franchise shall be accepted by the Company in writing, which acceptance shall be filed with the City within sixty (60) days after the passage of this ordinance, and when so accepted, this ordinance shall be a contract duly executed by and between the City and the Company.

Section 13: If any section, paragraph, subdivision, clause, phrase or provision hereof shall be adjudged invalid or unconstitutional, the same shall not affect the validity hereof as a whole, or any part or provision other than the part so decided to be invalid or unconstitutional.

Section 14: This franchise shall continue in full force and effect for a period of twenty-five (25) years from the date of passage of this ordinance, however, the City may terminate this franchise in the event the City shall have found, after notice and hearing, that the Company has failed to comply with any material provisions of this ordinance or has failed to correct any failure after thirty (30) days written notice.

Section 15: All plant, system, pipelines, works, and all other physical property installed by the Company in accordance with the terms of this franchise shall be and remain the property of the Company, and upon expiration of this franchise or any extension or renewal thereof, the Company is hereby granted the right to enter upon the streets, avenues, easements, rights-of-way, alleys, highways, sidewalks, bridges or other structures and places and public grounds of said City for the purpose of removing any and all such plant, system, pipelines, works and other property of the Company, at any time within six (6) months after termination of this franchise or any such extension or renewal thereof.

Section 16: The Company's service and extension policies shall show no preferential or discriminatory practices and shall be on

file with the City Clerk.

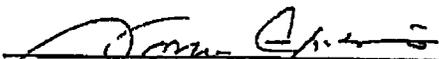
Section 17: No person in the existing service area of Company shall be arbitrarily refused service provided, that Company shall not be required to provide service to any subscriber who does not pay the applicable connection fee or monthly service charge.

Section 18: This ordinance shall only become effective after its approval by a majority vote of the qualified electors of the city at a regular election or at a special election duly and regularly called by the City Council of the City of Bullhead City for that purpose.

WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Bullhead City, Arizona, an emergency is declared to exist, and this ordinance shall become immediately operative and in force from and after the date of posting hereof.

PASSED AND ADOPTED by the Mayor and City Council of the City of Bullhead City, Arizona, this 6th day of May, 1997.

APPROVED this 6th day of May, 1997 by the affirmative vote of three-fourths of the members of the City Council of the City of Bullhead City, Arizona

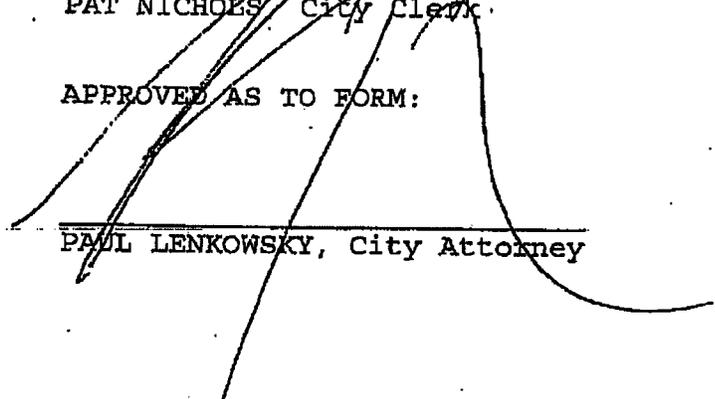

NORM HICKS, Mayor

DATE: 5/07/97

ATTEST:


PAT NICHOLS, City Clerk

APPROVED AS TO FORM:


PAUL LENKOWSKY, City Attorney

ATTACHMENT A.

ACCEPTED WITHOUT CHANGE:

Ch. W.

AN AUTHORIZED REPRESENTATIVE OF CITIZENS
UTILITIES COMPANY

Exhibit 5

PRELIMINARY ENGINEERING REPORT Desert Foothills Estates – Laughlin Ranch Water Interconnect

EPCOR Water Arizona Inc. is the water service provider for the residential developments of Desert Foothill Estates (DFE) and Laughlin Ranch Units 1 and 2, which are located within Sections 5 and 8, Township 20 North, Range 21 West, in Bullhead City. Laughlin Ranch Water (LR Water) is a small isolated water system that exclusively serves Laughlin Ranch Unit 3, which is a 238-lot residential development adjacent to Units 1 and 2, located in Section 9.

EPCOR's source of water for DFE consists of two wells – Desert Foothills Well and Laughlin Ranch Well No. 1. At the DFE plant and well site, there are two reservoirs with a combined capacity of 1.0 million gallons. LR Water's production facilities consist of a well site with a single production well and a reservoir site with a 500,000-gallon storage tank and a booster pump station. The well site and reservoir site are separate sites approximately 1,900 feet apart. Both sites are located in an undeveloped portion of Section 4, Township 20 North, Range 21 West. The production well is connected to the reservoir site via a 6-inch transmission line.

LR Water's well capacity is approximately 390 gpm. The well produces water that contains arsenic at concentrations above the maximum contaminant level (MCL) of 10 parts per billion. To reduce the arsenic concentration below the MCL, EPCOR proposes to extend facilities from its DFE plant to the LR Water system to blend the water down below the MCL. The proposed improvements will consist of 2,750 linear feet of 6-inch PVC transmission line that will run from DFE's plant site to LR Water's well site (Page 3 shows a map of the system). The new transmission line will tie into the existing 6-inch transmission line at the LR Water well site. Two new booster pumps are proposed to be installed at the DFE plant to transfer water from the DFE plant to LR Water's storage tank. One booster pump will be the duty pump and the other pump will be the backup pump. Each pump will have a capacity of 400-gpm. The system curve data (provided on the next page) shows the total dynamic head losses for the transmission line system at various flows. Based on this data, the pumps will be rated for 400-gpm at 234 feet of head.



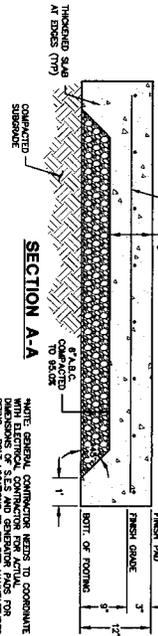
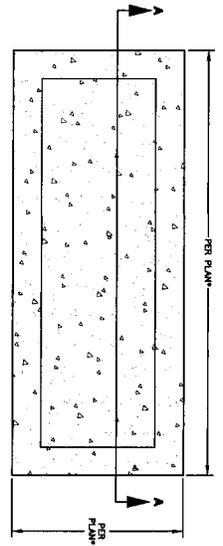
Desert Foothills Estates - Laughlin Ranch Water

Pump System Curve

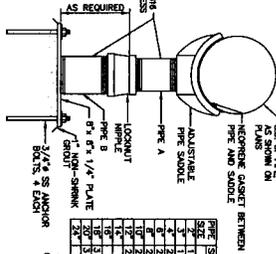
D = DIAMETER OF PIPE IN INCHES
L = LENGTH OF PIPE IN LINEAR FEET
C = HAZEN-WILLIAMS ROUGHNESS COEFFICIENT
Q = FLOW
 h_f = FRICTION HEAD LOSS IN FEET
 h_s = STATIC HEAD IN FEET
TDH = TOTAL DYNAMIC HEAD IN FEET

D1 =	6 Inches	D2 =	6 Inches
L1 =	2883 Feet	L2 =	1917 Feet
C1 =	130	C2 =	130

Q GPM	h_{f1} Feet	h_{f2} Feet	h_f Total Feet	h_s Feet	TDH Feet
0	0.0	0.0	0.0	168.0	168.0
50	0.8	0.6	1.4	168.0	169.4
100	3.0	2.0	5.0	168.0	173.0
150	6.4	4.3	10.7	168.0	178.7
200	10.9	7.3	18.2	168.0	186.2
250	16.5	11.0	27.5	168.0	195.5
300	23.1	15.4	38.5	168.0	206.5
350	30.8	20.5	51.2	168.0	219.2
400	39.4	26.2	65.6	168.0	233.6
450	49.0	32.6	81.6	168.0	249.6
500	59.5	39.6	99.1	168.0	267.1
550	71.0	47.2	118.2	168.0	286.2
600	83.4	55.5	138.9	168.0	306.9
650	96.7	64.3	161.0	168.0	329.0
700	110.9	73.8	184.7	168.0	352.7
750	126.0	83.8	209.8	168.0	377.8
800	142.0	94.4	236.5	168.0	404.5



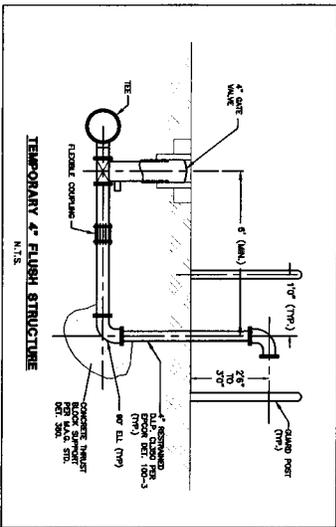
CONCRETE SLAB
 N.T.S.



PIPE SUPPORT PRESS ADJUSTMENT

PIPE SIZE	ADJUSTABLE PIPE SADDLE	LOCKNUT	1/4" x 1/4" PLATE	GRINDING WHEEL	GRINDING WHEEL DIA
1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
1"	1"	1"	1"	1"	1"
1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"
1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
2"	2"	2"	2"	2"	2"
2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
3"	3"	3"	3"	3"	3"
3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"
4"	4"	4"	4"	4"	4"
4 1/2"	4 1/2"	4 1/2"	4 1/2"	4 1/2"	4 1/2"
5"	5"	5"	5"	5"	5"
5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"
6"	6"	6"	6"	6"	6"
6 1/2"	6 1/2"	6 1/2"	6 1/2"	6 1/2"	6 1/2"
7"	7"	7"	7"	7"	7"
7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"
8"	8"	8"	8"	8"	8"
8 1/2"	8 1/2"	8 1/2"	8 1/2"	8 1/2"	8 1/2"
9"	9"	9"	9"	9"	9"
9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"
10"	10"	10"	10"	10"	10"
10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"
11"	11"	11"	11"	11"	11"
11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"
12"	12"	12"	12"	12"	12"

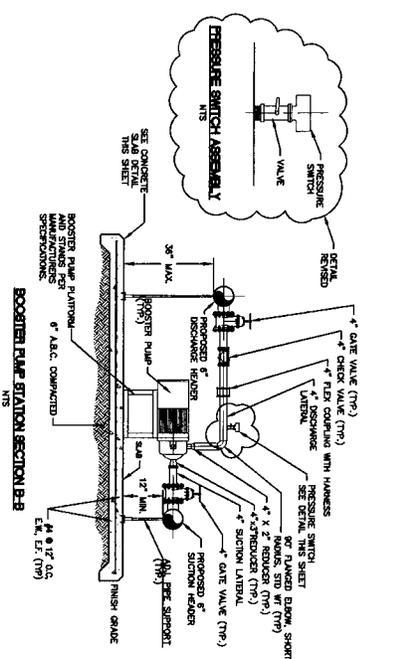
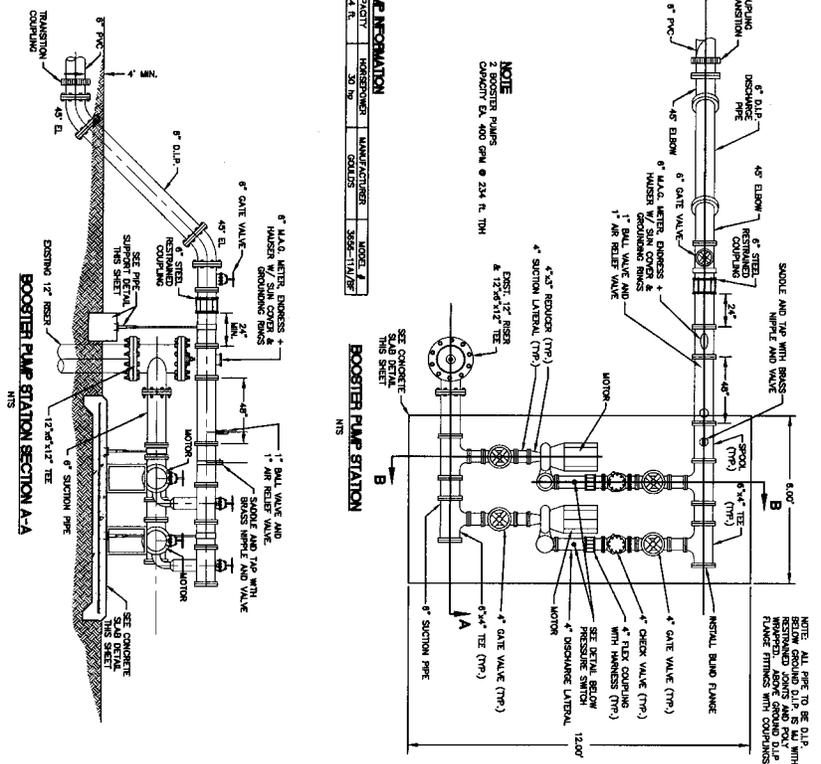
ADJUSTABLE PIPE SUPPORT
 N.T.S.



TEMPORARY FLUSH STRUCTURE
 N.T.S.

BOOSTER PUMP INFORMATION
 BOOSTER PUMP CAPACITY: 400 GPM @ 224 FT. TDH
 MODEL: 4
 MANUFACTURER: WATTS
 CODES: 3000-11A/1B

BOOSTER PUMP STATION
 N.T.S.

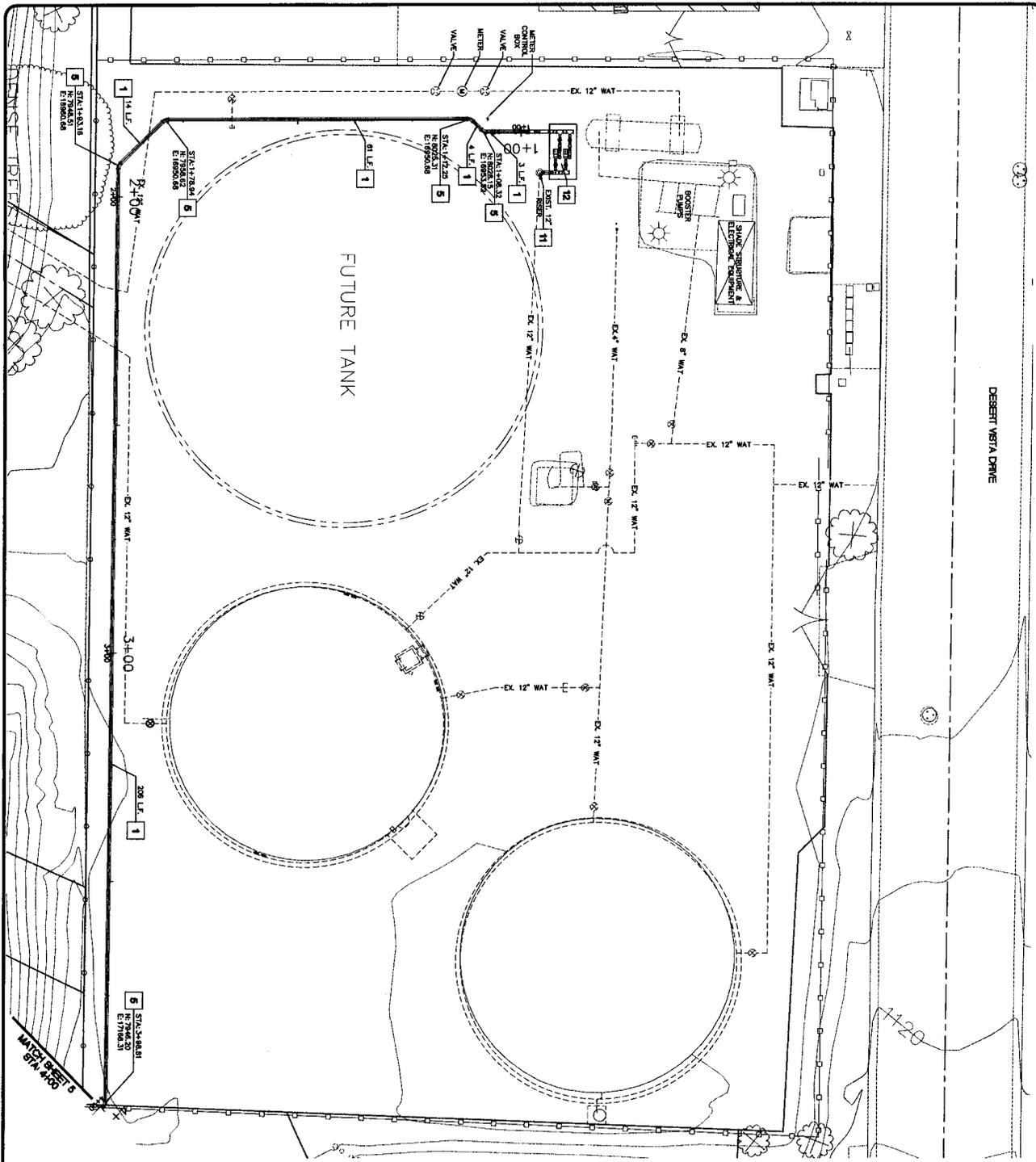


BOOSTER PUMP STATION SECTION B-B
 N.T.S.

DESERT FOOTHILLS ESTATES LAUGHLIN RANCH
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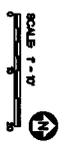
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 (602) 273-1850
 Bulfinch City, AZ (508) 704-4877

DATE: 11-05-15
 SHEET: 3 OF 9
 WATER INTERCONNECT LINE

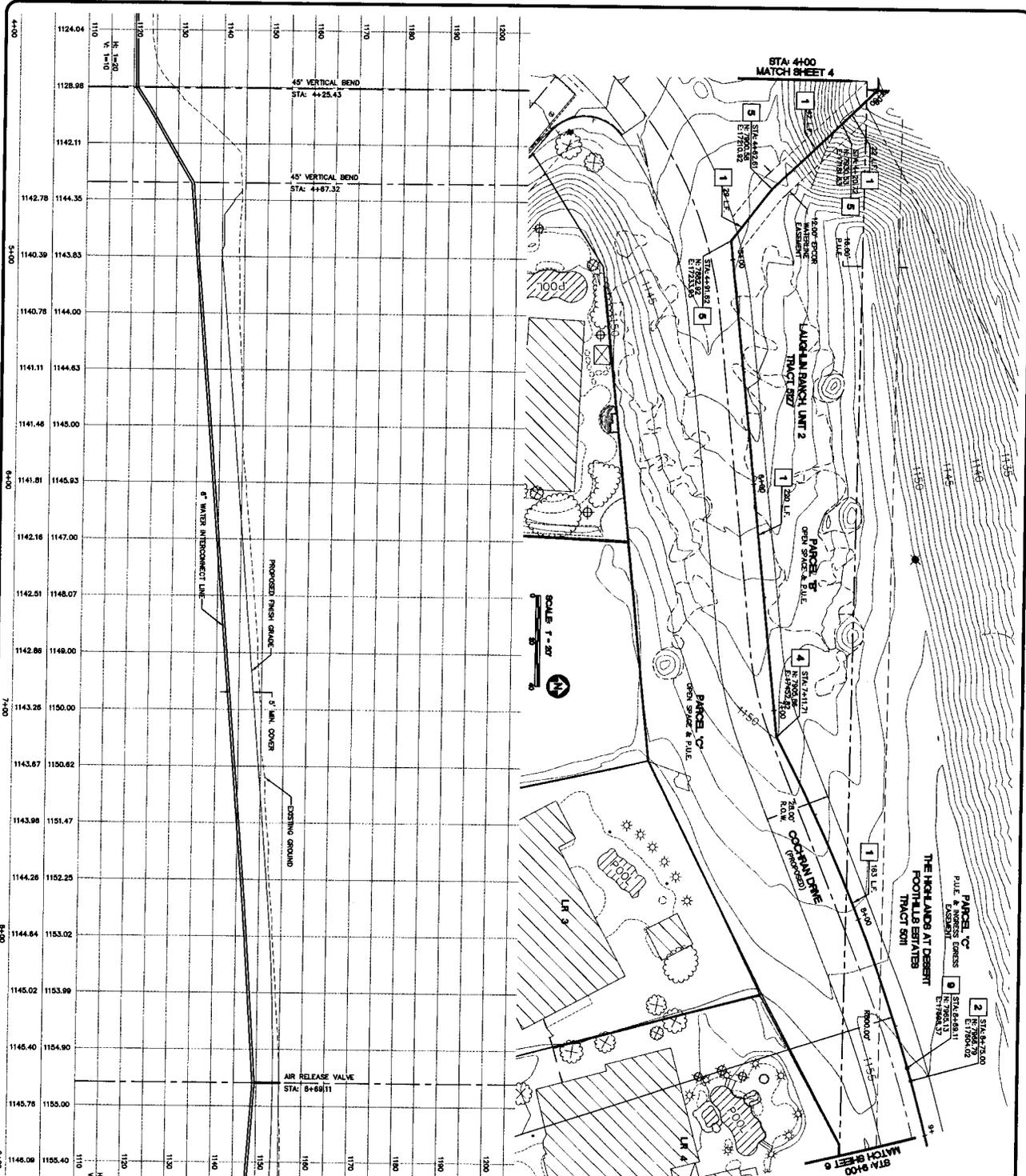


DESERT VISTA DRIVE

- EPOR WATER LINE CONSTRUCTION NOTES**
- 1 INSTALL 8" EPOR WATER LINE PER DETAIL ON SHEET 2.
 - 2 TYPE "C" VALVE, BOX & COVER PER M.A.G. STD. SET 30' MIN. RESTRAINTS WITH LEADERS PER M.A.G. STD. DET 3.
 - 3 INSTALL 11.25" BOND RESTRAINT WITH LEADERS PER M.A.G. STD. DET 3.
 - 4 INSTALL 11.25" BOND RESTRAINT WITH LEADERS PER M.A.G. STD. DET 3.
 - 5 INSTALL 11.25" BOND RESTRAINT WITH LEADERS PER M.A.G. STD. DET 3.
 - 6 INSTALL 11.25" BOND RESTRAINT WITH LEADERS PER M.A.G. STD. DET 3.
 - 7 REMOVE CAP & CONNECT TO EXISTING WATER LINE.
 - 8 INSTALL ABOVE GROUND PORTABLE AIR RELEASE VALVE PER M.A.G. STD. DET 3.
 - 9 REMOVE CAP AND REPLACE EXISTING PAVEMENT PER M.A.G. STD. DET 200-1 & 200-2, TYPE "B".
 - 10 INSTALL 12" DIA. 12' TEE PER BOOSTER PUMP STATION DETAIL ON SHEET 3.
 - 11 INSTALL BOOSTER PUMP STATION PER DETAIL ON SHEET 3.
 - 12 INSTALL 12" CLASS 350 D.I.A. WITH POLYPROPYLENE REINFORCED EPOR WATER LINE PER DETAIL ON SHEET 3.
 - 13 TEMPORARILY "TEE" VALVE AND 4" FLUSH STRUCTURE PER DETAIL ON SHEET 3 TO BE REMOVED AFTER BLOWER TEST.
 - 14 INSTALL VERTICAL PIPE ALIGNMENT PER EPOR DETAILS 100-1, 100-2, 100-3, 200-1 AND 370-1.



<p>DESERT FOOTHILLS ESTATES-LAUGHLIN RANCH</p> <p>Anderson - Nelson, Inc.</p> <p>Engineering - Surveying - Site Grading Plans - Subdivision Development - Hydrology Construction Management - Computer Services</p> <p>4143 N. 12th St., Suite 200 Phoenix, Arizona 85014 (602) 273-1850 Bullhead City, AZ (928) 704-4877</p>	<p>WATER INTERCONNECT LINE</p> <p>DATE: 11-05-15 APPROVED: [Signature] DATE: 11-05-15</p>
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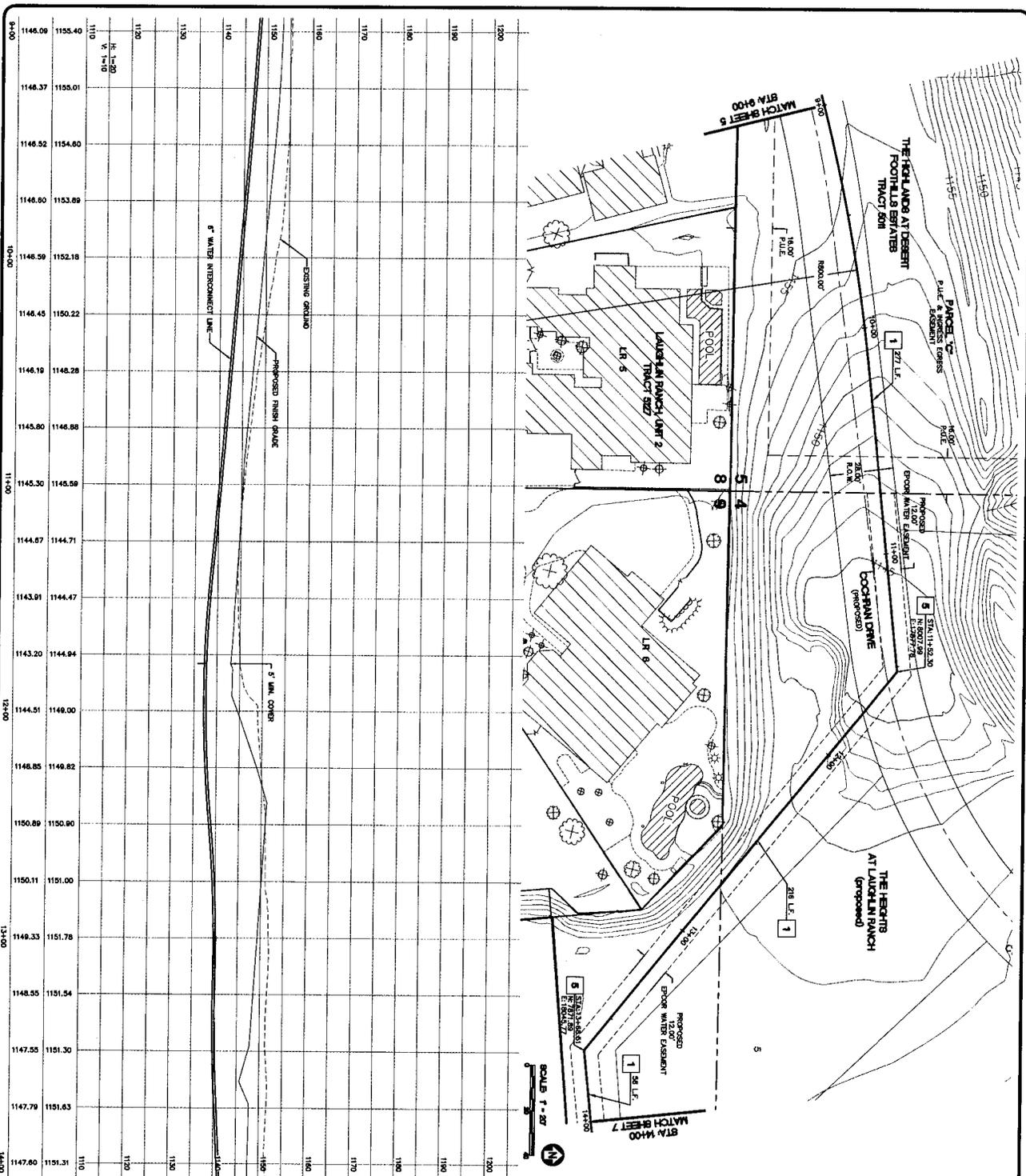


- POOL WATER LINE CONSTRUCTION NOTES**
1. INSTALL 6" DIA. WATER PVC 800 OR 114 WATERLINE PER DETAIL ON SHEET 1.
 2. THE "C" RESTRAINT WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-1 RESTRAINTS WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-2.
 3. INSTALL 1 1/2" BOND RESTRAINT WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-1 RESTRAINTS WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-2.
 4. INSTALL 4" BOND RESTRAINT WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-1 RESTRAINTS WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-2.
 5. INSTALL 6" BOND RESTRAINT WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-1 RESTRAINTS WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-2.
 6. INSTALL 8" BOND RESTRAINT WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-1 RESTRAINTS WITH ENDORS PER M.A.G. STD. DET. 200-1-100-2-350-2.
 7. REMOVE CAP AND CONNECT TO EXISTING WATER LINE.
 8. INSTALL ABOVE GROUND 80% AIR RELEASE VALVE PER DETAIL ON SHEET 1.
 9. REMOVE AND REPLACE EXISTING AIR RELEASE VALVE PER DETAIL ON SHEET 1.
 10. INSTALL 12" AIR RELEASE VALVE PER DETAIL ON SHEET 1.
 11. INSTALL BOOSTER PUMP STATION PER DETAIL ON SHEET 1.
 12. REMOVE 8" CHAIN HOOD WITH POLYURETHANE AND RESTRAINTS PER DETAIL ON SHEET 1.
 13. REMOVE 4" TE, VALVE, AND 4" FLUSH STRUCTURE PER DETAIL ON SHEET 1 TO BE REPLACED AFTER BACKFILL TEST.
 14. INSTALL 12" AIR RELEASE VALVE PER DETAIL ON SHEET 1.
 15. INSTALL 12" AIR RELEASE VALVE PER DETAIL ON SHEET 1.

	DESIGNED: WFO DRAWN: WFO APPROVED: DNA DATE: 11-05-15	REVISIONS DATE BY
WATER INTERCONNECT LINE		

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- PROPOSED WATER LINE CONSTRUCTION NOTES**
1. INSTALL 6" DIAMETER PVC 6090 RIGID WATERBARE PER EXISTING WATER DETAIL 305-1 ON SHEET 2.
 2. INSTALL 6" VALVE, BOX & COVER PER M.A.C. STD. DET. 301 PER EXISTING WATER DETAIL 305-1 ON SHEET 2.
 3. INSTALL 6" DIAMETER PVC 6090 RIGID WATERBARE PER M.A.C. STD. DET. 301-2, RESTRIAIN WITH LEADERS PER M.A.C. STD. DET. 303-2.
 4. INSTALL 11/2" BEND, RESTRIAIN WITH EXISTING APPROVED - STD. DET. 303-2.
 5. INSTALL 22 1/2" BEND, RESTRIAIN WITH EXISTING APPROVED - STD. DET. 303-2.
 6. INSTALL 45° BEND, RESTRIAIN WITH EXISTING APPROVED - STD. DET. 303-2.
 7. INSTALL 90° BEND, RESTRIAIN WITH EXISTING APPROVED - STD. DET. 303-2.
 8. INSTALL 6" x 6" Tee, RESTRIAIN WITH EXISTING APPROVED - STD. DET. 303-2.
 9. REMOVE CAP AND CONNECT TO EXISTING WATER LINE.
 10. INSTALL ABOVE GROUND POTABLE AIR RELIEF VALVE PER EXISTING WATER DETAIL 305-1 ON SHEET 2.
 11. SAWCUT REMOVE AND REPLACE EXISTING PAVEMENT PER M.A.C. STD. DET. 305-1, 305-2, 11/2" TYPE B.
 12. INSTALL BOOSTER PUMP STATION PER DETAIL ON SHEET 3.
 13. INSTALL 6" CLASS 500 D.I.P. WITH POLYURETHANE AND RESTRIAIN JOINTS PER M.A.C. STD. DET. 303-2.
 14. RESTRIAIN OF THE VALVE, BOX & COVER STRUCTURE PER APPROVAL WITH AIR RELIEF VALVE PER NOTE 9 ABOVE.
 15. INSTALL VERTICAL PIPE ALIGNMENT PER EXISTING DETAILS 105-1, 105-2, 105-3, 105-4 AND 105-5.

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 DRAWN: [unclear]
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 DATE: [unclear]



DESIGNED	NO	DATE	BY
CORRECTED	NO		
APPROVED	DA		
DATE	11-05-13		

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 Billwood City, AZ (928) 704-6777



- EGOR WATER LINE CONSTRUCTION NOTES**
- 1 INSTALL 6" DIA. PVC 800 PER DETAIL ON SHEET 2.
 - 2 INSTALL 6" VALVE BOX & COVER PER M.A.C. STD. DET. 301.
 - 3 TYPE "C" RESTRICTION WITH EPOXY APPROVED - MICHIGAN 300-2.
 - 4 INSTALL 11/2" BEND RESTRICTION WITH EPOXY APPROVED - MICHIGAN 300-2.
 - 5 INSTALL 22 1/2" BEND RESTRICTION WITH EPOXY APPROVED - MICHIGAN 300-2.
 - 6 INSTALL 45° BEND RESTRICTION WITH EPOXY APPROVED - MICHIGAN 300-2.
 - 7 INSTALL 90° BEND RESTRICTION WITH EPOXY APPROVED - MICHIGAN 300-2.
 - 8 INSTALL 6" x 6" Tee RESTRICTION WITH EPOXY APPROVED - MICHIGAN 300-2.
 - 9 INSTALL 6" x 6" Tee RESTRICTION WITH EPOXY APPROVED - MICHIGAN 300-2.
 - 10 INSTALL 6" x 6" Tee RESTRICTION WITH EPOXY APPROVED - MICHIGAN 300-2.
 - 11 INSTALL 6" x 6" Tee RESTRICTION WITH EPOXY APPROVED - MICHIGAN 300-2.
 - 12 INSTALL BOOSTER PUMP STATION PER DETAIL ON SHEET 3.
 - 13 INSTALL 6" CLASS 300 D.I.B. WITH ANCHORAGE AND DEPRESSURE JOINTS PER M.A.C. STD. DET. 303-2.
 - 14 DEPRESSURE JOINTS PER M.A.C. STD. DET. 303-2.
 - 15 INSTALL VERTICAL PIPE ALIGNMENT PER EGOR DETAILS 100-1, 100-2, 100-3, 200-1 AND 200-1.



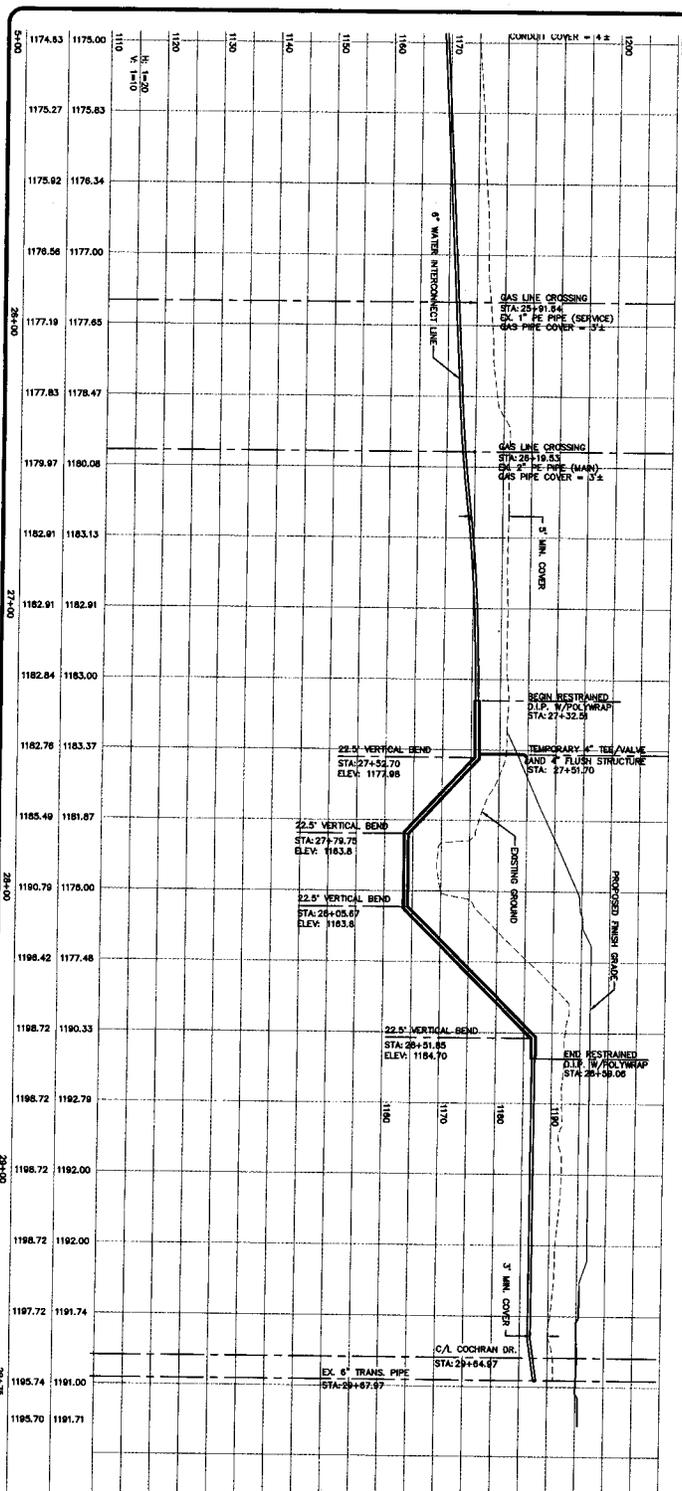
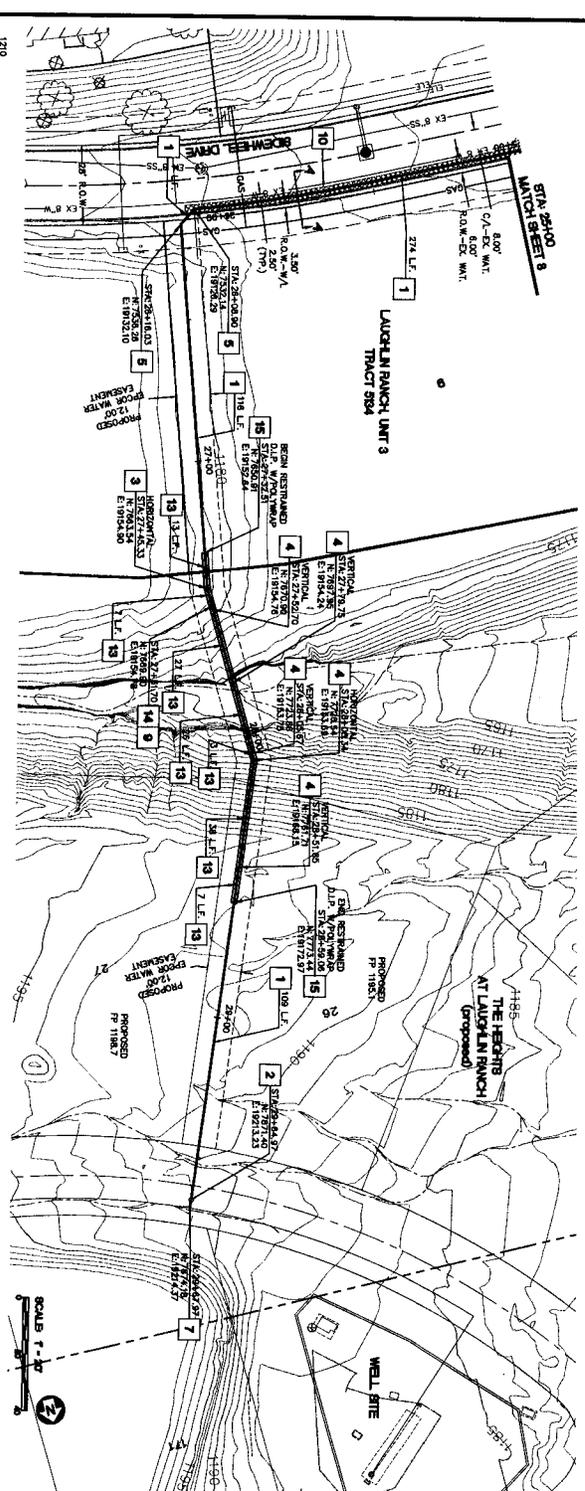
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11-05-15		

WATER INTERCONNECT LINE

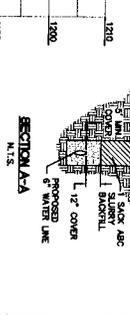
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 Bullhead City, AZ 0285 704-4677



- FOOT WATER LINE CONSTRUCTION NOTES**
1. INSTALL 6" QUARTER PITCH 6000 DETAILED WATERLINE PER DETAIL ON SHEET 2.
 2. INSTALL 6" VALVE BOX & COVER PER M.A.G. STD. DET. 301.1 ON SHEET 2.
 3. INSTALL 6" RESTRAINT WITH LENGTHS PER M.A.G. STD. DET. 300-2.
 4. INSTALL 6" RESTRAINT WITH LENGTHS PER M.A.G. STD. DET. 300-2.
 5. INSTALL 6" RESTRAINT WITH LENGTHS PER M.A.G. STD. DET. 300-2.
 6. INSTALL 6" RESTRAINT WITH LENGTHS PER M.A.G. STD. DET. 300-2.
 7. INSTALL 6" RESTRAINT WITH LENGTHS PER M.A.G. STD. DET. 300-2.
 8. REMOVE CAP AND CONNECT TO EXISTING WATER LINE.
 9. INSTALL ABOVE GROUND PORTABLE AIR RELEASE VALVE PER DETAIL ON SHEET 2.
 10. REMOVE AND REPLACE EXISTING PAVEMENT PER DETAIL ON SHEET 2.
 11. INSTALL 12" RESTRAINT WITH LENGTHS PER M.A.G. STD. DET. 300-2.
 12. INSTALL BOOSTER PUMP STATION PER DETAIL ON SHEET 3.
 13. INSTALL 6" CLASS 300 D.I.P. WITH POLYPROPYLENE RESTRAINT JOINTS PER M.A.G. STD. DET. 300-2.
 14. INSTALL 6" CLASS 300 D.I.P. WITH POLYPROPYLENE RESTRAINT JOINTS PER M.A.G. STD. DET. 300-2.
 15. INSTALL 6" RESTRAINT WITH LENGTHS PER M.A.G. STD. DET. 300-2.



DESIGNED	DATE	BY
DRAWN		
APPROVED	DATE	
11-06-15		

WATER INTERCONNECT LINE

DESERT FOOTHILLS ESTATES-LAUGHLIN RANCH

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 Bullhead City, AZ (928) 704-4877

Exhibit 6

EPCOR Water Arizona Inc.
 Estimated Construction Costs
 Laughlin Ranch Extension

ITEM NO.	ITEM DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL AMOUNT
1	Furnish/Install 6" C900 PVC	LF	2750	\$57.50	\$158,125.00
2	Furnish/Install 6" DIP, restrained	LF	155	\$140.00	\$21,700.00
3	6" Gate Valve, complete	EA	4	\$1,500.00	\$6,000.00
4	Air Release Valves	EA	2	\$4,560.00	\$9,120.00
5	Furnish/Install Booster Pumps	EA	2	\$7,050.00	\$14,100.00
6	Furnish/Install Above Ground Piping	LS	1	\$34,850.00	\$34,850.00
7	Furnish/Install Flow Meter	EA	1	\$3,700.00	\$3,700.00
8	Install concrete pad	SF	75	\$40.00	\$3,000.00
9	Electrical	LS	1	\$176,600.00	\$176,600.00
10	Insurance	LS	1	\$5,500.00	\$5,500.00
11	Bonds	LS	1	\$10,500.00	\$10,500.00
Total:					\$443,195.00

Exhibit 7

EPCOR Water Arizona Inc.
5 Year Income Statement Projections
Total Company with added CCN extension

Acct. No.	OPERATING REVENUES	CURRENT YEAR (2015)	Projected Additional Revenue/ Expense	Total Year 1 Projected With CCN Extension
461	Metered Water Revenue	\$ 86,288,558	\$ 35,431	\$ 86,323,989
474	Other Water Revenues	2,229,934		2,229,934
521	Flat Rate Revenues	30,015,951		30,015,951
536	Other Wastewater Revenues	42,156		42,156
	TOTAL REVENUES	118,576,599	35,431	118,612,030
	OPERATING EXPENSES			
601	Salaries and Wages - Water	11,071,040		11,071,040
701	Salaries and Wages - Sewer	3,872,679		3,872,679
604	Employee Pensions and Benefits - Water	2,630,254		2,630,254
704	Employee Pensions and Benefits - Sewer	804,172		804,172
610	Purchased Water	3,172,163	80	3,172,243
710	Purchased Wasterwater Treatment	4,520		4,520
711	Sludge Removal Expense	2,301,624	27	2,301,650
615	Purchased Power - Water	7,055,414	1,637	7,057,051
715	Purchased Power - Sewer	1,191,777		1,191,777
716	Fuel for Power Production - Sewer	-		-
618	Chemicals - Water	1,227,821	33	1,227,853
718	Chemicals - Sewer	449,545		449,545
620	Repairs and Maintenance - Water	710,054	1,275	711,329
720	Materials and Supplies - Sewer	590,785		590,785
621	Office Supplies and Expense - Water	-		-
721	Office Supplies and Expense - Sewer	-		-
630	Contractual Services - Water	6,662,505	2,892	6,665,397
730	Contractual Services - Sewer	2,979,459		2,979,459
641	Rents - Water	248,652		248,652
741	Rents - Sewer	104,044		104,044
650	Transportation Expenses - Water	848,366		848,366
750	Transportation Expenses - Sewer	340,113		340,113
655	Insurance Expense - Water	1,004,857	342	1,005,198
755	Insurance Expense - Sewer	322,720		322,720
666	Regulatory Commission Expense - Rate Case - Water	738,595		738,595
766	Regulatory Commission Expense - Rate Case - Sewer	43,805		43,805
675	Miscellaneous Expense - Water	3,966,093	202	3,966,296
775	Miscellaneous Expense - Sewer	1,391,421		1,391,421
403	Depreciation Expense - Water	18,623,845	5,720	18,629,565
403	Depreciation Expense - Sewer	6,875,743		6,875,743
408	Taxes Other Than Income - Water	984,402	598	985,000
408	Taxes Other Than Income - Sewer	322,788		322,788
408.11	Property Taxes - Water	3,202,489	440	3,202,929
408.11	Property Taxes - Sewer	1,353,961		1,353,961
409	Income Tax - Water	6,440,909	8,431	6,449,340
409	Income Tax - Sewer	2,752,574		2,752,574
	TOTAL OPERATING EXPENSES	94,289,187	21,675	94,310,863
	OPERATING INCOME/(LOSS)	24,287,412	13,755	24,301,167
	OTHER INCOME/(EXPENSE)			
419	Interest and Dividend Income	-		-
421	Non-Utility Income	294,376		294,376
426	Miscellaneous Non-Utility Expenses	(846,180)		(846,180)
427	Interest Expense - Water	(5,970,366)		(5,970,366)
427	Interest Expense- Sewer	(2,778,444)		(2,778,444)
	TOTAL OTHER INCOME/(EXPENSE)	(9,300,615)	-	(9,300,615)
	NET INCOME/(LOSS)	14,986,797	13,755	15,000,553

Note: All corporate amounts are included in the Water Comparative Statement of Income and Expense. We

Check \$ 0 \$ -

File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

EPCOR Water Arizona Inc.
 5 Year Income Statement Projections
 Total Company with added CCN extension

Acct. No.	OPERATING REVENUES	CURRENT YEAR (2015)	Year 2 Projected Additional Revenue/ Expense	Year 2 Projected Company Total
461	Metered Water Revenue	\$ 86,288,558	\$ 38,772	\$ 86,327,330
474	Other Water Revenues	2,229,934		2,229,934
521	Flat Rate Revenues	30,015,951		30,015,951
536	Other Wastewater Revenues	42,156		42,156
	TOTAL REVENUES	118,576,599	38,772	118,615,371
	OPERATING EXPENSES			
601	Salaries and Wages - Water	11,071,040		11,071,040
701	Salaries and Wages - Sewer	3,872,679		3,872,679
604	Employee Pensions and Benefits - Water	2,630,254		2,630,254
704	Employee Pensions and Benefits - Sewer	804,172		804,172
610	Purchased Water	3,172,163	93	3,172,256
710	Purchased Wastewater Treatment	4,520		4,520
711	Sludge Removal Expense	2,301,624	31	2,301,655
615	Purchased Power - Water	7,055,414	1,896	7,057,311
715	Purchased Power - Sewer	1,191,777		1,191,777
716	Fuel for Power Production - Sewer	-		-
618	Chemicals - Water	1,227,821	38	1,227,859
718	Chemicals - Sewer	449,545		449,545
620	Repairs and Maintenance - Water	710,054	1,477	711,531
720	Materials and Supplies - Sewer	590,785		590,785
621	Office Supplies and Expense - Water	-		-
721	Office Supplies and Expense - Sewer	-		-
630	Contractual Services - Water	6,662,505	3,351	6,665,856
730	Contractual Services - Sewer	2,979,459		2,979,459
641	Rents - Water	248,652		248,652
741	Rents - Sewer	104,044		104,044
650	Transportation Expenses - Water	848,366		848,366
750	Transportation Expenses - Sewer	340,113		340,113
655	Insurance Expense - Water	1,004,857	396	1,005,252
755	Insurance Expense - Sewer	322,720		322,720
666	Regulatory Commission Expense - Rate Case - Water	738,595		738,595
766	Regulatory Commission Expense - Rate Case - Sewer	43,805		43,805
675	Miscellaneous Expense - Water	3,966,093	234	3,966,328
775	Miscellaneous Expense - Sewer	1,391,421		1,391,421
403	Depreciation Expense - Water	18,623,845	5,853	18,629,698
403	Depreciation Expense - Sewer	6,875,743		6,875,743
408	Taxes Other Than Income - Water	984,402	693	985,095
408	Taxes Other Than Income - Sewer	322,788		322,788
408.11	Property Taxes - Water	3,202,489	482	3,202,971
408.11	Property Taxes - Sewer	1,353,961		1,353,961
409	Income Tax - Water	6,440,909	9,207	6,450,116
409	Income Tax - Sewer	2,752,574		2,752,574
	TOTAL OPERATING EXPENSES	94,289,187	23,751	94,312,938
	OPERATING INCOME/(LOSS)	24,287,412	15,022	24,302,433
	OTHER INCOME/(EXPENSE)			
419	Interest and Dividend Income	-		-
421	Non-Utility Income	294,376		294,376
426	Miscellaneous Non-Utility Expenses	(846,180)		(846,180)
427	Interest Expense - Water	(5,970,366)		(5,970,366)
427	Interest Expense- Sewer	(2,778,444)		(2,778,444)
	TOTAL OTHER INCOME/(EXPENSE)	(9,300,615)	-	(9,300,615)
	NET INCOME/(LOSS)	14,986,797	15,022	15,001,819

Note: All corporate amounts are included in the Water Comparative Statement of Income and Expense. We

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File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

EPCOR Water Arizona Inc.
5 Year Income Statement Projections
Total Company with added CCN extension

Acct. No.	OPERATING REVENUES	CURRENT YEAR (2015)	Year 3 Projected Additional Revenue/ Expense	Year 3 Projected Company Total
461	Metered Water Revenue	\$ 86,288,558	\$ 42,114	\$ 86,330,672
474	Other Water Revenues	2,229,934		2,229,934
521	Flat Rate Revenues	30,015,951		30,015,951
536	Other Wastewater Revenues	42,156		42,156
	TOTAL REVENUES	118,576,599	42,114	118,618,713
	OPERATING EXPENSES			
601	Salaries and Wages - Water	11,071,040		11,071,040
701	Salaries and Wages - Sewer	3,872,679		3,872,679
604	Employee Pensions and Benefits - Water	2,630,254		2,630,254
704	Employee Pensions and Benefits - Sewer	804,172		804,172
610	Purchased Water	3,172,163	106	3,172,269
710	Purchased Wastewater Treatment	4,520		4,520
711	Sludge Removal Expense	2,301,624	35	2,301,659
615	Purchased Power - Water	7,055,414	2,156	7,057,571
715	Purchased Power - Sewer	1,191,777		1,191,777
716	Fuel for Power Production - Sewer	-		-
618	Chemicals - Water	1,227,821	43	1,227,864
718	Chemicals - Sewer	449,545		449,545
620	Repairs and Maintenance - Water	710,054	1,679	711,733
720	Materials and Supplies - Sewer	590,785		590,785
621	Office Supplies and Expense - Water	-		-
721	Office Supplies and Expense - Sewer	-		-
630	Contractual Services - Water	6,662,505	3,810	6,666,315
730	Contractual Services - Sewer	2,979,459		2,979,459
641	Rents - Water	248,652		248,652
741	Rents - Sewer	104,044		104,044
650	Transportation Expenses - Water	848,366		848,366
750	Transportation Expenses - Sewer	340,113		340,113
655	Insurance Expense - Water	1,004,857	450	1,005,307
755	Insurance Expense - Sewer	322,720		322,720
666	Regulatory Commission Expense - Rate Case - Water	738,595		738,595
766	Regulatory Commission Expense - Rate Case - Sewer	43,805		43,805
675	Miscellaneous Expense - Water	3,966,093	266	3,966,360
775	Miscellaneous Expense - Sewer	1,391,421		1,391,421
403	Depreciation Expense - Water	18,623,845	5,987	18,629,832
403	Depreciation Expense - Sewer	6,875,743		6,875,743
408	Taxes Other Than Income - Water	984,402	788	985,189
408	Taxes Other Than Income - Sewer	322,788		322,788
408.11	Property Taxes - Water	3,202,489	523	3,203,012
408.11	Property Taxes - Sewer	1,353,961		1,353,961
409	Income Tax - Water	6,440,909	9,983	6,450,892
409	Income Tax - Sewer	2,752,574		2,752,574
	TOTAL OPERATING EXPENSES	94,289,187	25,826	94,315,013
	OPERATING INCOME/(LOSS)	24,287,412	16,288	24,303,699
	OTHER INCOME/(EXPENSE)			
419	Interest and Dividend Income	-		-
421	Non-Utility Income	294,376		294,376
426	Miscellaneous Non-Utility Expenses	(846,180)		(846,180)
427	Interest Expense - Water	(5,970,366)		(5,970,366)
427	Interest Expense - Sewer	(2,778,444)		(2,778,444)
	TOTAL OTHER INCOME/(EXPENSE)	(9,300,615)	-	(9,300,615)
	NET INCOME/(LOSS)	14,986,797	16,288	15,003,085

Note: All corporate amounts are included in the Water Comparative Statement of Income and Expense. We

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File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

EPCOR Water Arizona Inc.
 5 Year Income Statement Projections
 Total Company with added CCN extension

Acct. No.	OPERATING REVENUES	CURRENT YEAR (2015)	Year 4 Projected Additional Revenue/ Expense	Year 4 Projected Company Total
461	Metered Water Revenue	\$ 86,288,558	\$ 45,455	\$ 86,334,013
474	Other Water Revenues	2,229,934		2,229,934
521	Flat Rate Revenues	30,015,951		30,015,951
536	Other Wastewater Revenues	42,156		42,156
	TOTAL REVENUES	118,576,599	45,455	118,622,054
	OPERATING EXPENSES			
601	Salaries and Wages - Water	11,071,040		11,071,040
701	Salaries and Wages - Sewer	3,872,679		3,872,679
604	Employee Pensions and Benefits - Water	2,630,254		2,630,254
704	Employee Pensions and Benefits - Sewer	804,172		804,172
610	Purchased Water	3,172,163	119	3,172,281
710	Purchased Wasterwater Treatment	4,520		4,520
711	Sludge Removal Expense	2,301,624	39	2,301,663
615	Purchased Power - Water	7,055,414	2,416	7,057,830
715	Purchased Power - Sewer	1,191,777		1,191,777
716	Fuel for Power Production - Sewer	-		-
618	Chemicals - Water	1,227,821	48	1,227,869
718	Chemicals - Sewer	449,545		449,545
620	Repairs and Maintenance - Water	710,054	1,882	711,936
720	Materials and Supplies - Sewer	590,785		590,785
621	Office Supplies and Expense - Water	-		-
721	Office Supplies and Expense - Sewer	-		-
630	Contractual Services - Water	6,662,505	4,269	6,666,774
730	Contractual Services - Sewer	2,979,459		2,979,459
641	Rents - Water	248,652		248,652
741	Rents - Sewer	104,044		104,044
650	Transportation Expenses - Water	848,366		848,366
750	Transportation Expenses - Sewer	340,113		340,113
655	Insurance Expense - Water	1,004,857	504	1,005,361
755	Insurance Expense - Sewer	322,720		322,720
666	Regulatory Commission Expense - Rate Case - Water	738,595		738,595
766	Regulatory Commission Expense - Rate Case - Sewer	43,805		43,805
675	Miscellaneous Expense - Water	3,966,093	298	3,966,392
775	Miscellaneous Expense - Sewer	1,391,421		1,391,421
403	Depreciation Expense - Water	18,623,845	6,137	18,629,982
403	Depreciation Expense - Sewer	6,875,743		6,875,743
408	Taxes Other Than Income - Water	984,402	883	985,284
408	Taxes Other Than Income - Sewer	322,788		322,788
408.11	Property Taxes - Water	3,202,489	565	3,203,053
408.11	Property Taxes - Sewer	1,353,961		1,353,961
409	Income Tax - Water	6,440,909	10,752	6,451,662
409	Income Tax - Sewer	2,752,574		2,752,574
	TOTAL OPERATING EXPENSES	94,289,187	27,912	94,317,099
	OPERATING INCOME/(LOSS)	24,287,412	17,543	24,304,955
	OTHER INCOME/(EXPENSE)			
419	Interest and Dividend Income	-		-
421	Non-Utility Income	294,376		294,376
426	Miscellaneous Non-Utility Expenses	(846,180)		(846,180)
427	Interest Expense - Water	(5,970,366)		(5,970,366)
427	Interest Expense- Sewer	(2,778,444)		(2,778,444)
	TOTAL OTHER INCOME/(EXPENSE)	(9,300,615)	-	(9,300,615)
	NET INCOME/(LOSS)	14,986,797	17,543	15,004,341

Note: All corporate amounts are included in the Water Comparative Statement of Income and Expense. We

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File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

EPCOR Water Arizona Inc.
5 Year Income Statement Projections
Total Company with added CCN extension

Acct. No.	OPERATING REVENUES	CURRENT YEAR (2015)	Year 5 Projected Additional Revenue/ Expense	Year 5 Projected Company Total
461	Metered Water Revenue	\$ 86,288,558	\$ 48,797	\$ 86,337,355
474	Other Water Revenues	2,229,934		2,229,934
521	Flat Rate Revenues	30,015,951		30,015,951
536	Other Wastewater Revenues	42,156		42,156
	TOTAL REVENUES	118,576,599	48,797	118,625,396
	OPERATING EXPENSES			
601	Salaries and Wages - Water	11,071,040		11,071,040
701	Salaries and Wages - Sewer	3,872,679		3,872,679
604	Employee Pensions and Benefits - Water	2,630,254		2,630,254
704	Employee Pensions and Benefits - Sewer	804,172		804,172
610	Purchased Water	3,172,163	131	3,172,294
710	Purchased Wasterwater Treatment	4,520		4,520
711	Sludge Removal Expense	2,301,624	44	2,301,667
615	Purchased Power - Water	7,055,414	2,676	7,058,090
715	Purchased Power - Sewer	1,191,777		1,191,777
716	Fuel for Power Production - Sewer	-		-
618	Chemicals - Water	1,227,821	53	1,227,874
718	Chemicals - Sewer	449,545		449,545
620	Repairs and Maintenance - Water	710,054	2,084	712,138
720	Materials and Supplies - Sewer	590,785		590,785
621	Office Supplies and Expense - Water	-		-
721	Office Supplies and Expense - Sewer	-		-
630	Contractual Services - Water	6,662,505	4,728	6,667,233
730	Contractual Services - Sewer	2,979,459		2,979,459
641	Rents - Water	248,652		248,652
741	Rents - Sewer	104,044		104,044
650	Transportation Expenses - Water	848,366		848,366
750	Transportation Expenses - Sewer	340,113		340,113
655	Insurance Expense - Water	1,004,857	558	1,005,415
755	Insurance Expense - Sewer	322,720		322,720
666	Regulatory Commission Expense - Rate Case - Water	738,595		738,595
766	Regulatory Commission Expense - Rate Case - Sewer	43,805		43,805
675	Miscellaneous Expense - Water	3,966,093	331	3,966,424
775	Miscellaneous Expense - Sewer	1,391,421		1,391,421
403	Depreciation Expense - Water	18,623,845	6,287	18,630,132
403	Depreciation Expense - Sewer	6,875,743		6,875,743
408	Taxes Other Than Income - Water	984,402	978	985,379
408	Taxes Other Than Income - Sewer	322,788		322,788
408.11	Property Taxes - Water	3,202,489	606	3,203,095
408.11	Property Taxes - Sewer	1,353,961		1,353,961
409	Income Tax - Water	6,440,909	11,522	6,452,431
409	Income Tax - Sewer	2,752,574		2,752,574
	TOTAL OPERATING EXPENSES	94,289,187	29,998	94,319,185
	OPERATING INCOME/(LOSS)	24,287,412	18,799	24,306,211
	OTHER INCOME/(EXPENSE)			
419	Interest and Dividend Income	-		-
421	Non-Utility Income	294,376		294,376
426	Miscellaneous Non-Utility Expenses	(846,180)		(846,180)
427	Interest Expense - Water	(5,970,366)		(5,970,366)
427	Interest Expense- Sewer	(2,778,444)		(2,778,444)
	TOTAL OTHER INCOME/(EXPENSE)	(9,300,615)	-	(9,300,615)
	NET INCOME/(LOSS)	14,986,797	18,799	15,005,596

Note: All corporate amounts are included in the Water Comparative Statement of Income and Expense. We

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File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

EPCOR Water Arizona Inc.
5 Year Balance Sheet Projections
Total Company with added CCN extension

Acct. No.		BALANCE AT END OF 2015	Projected Additional Asset/Liability	Total Year 1 Projected With CCN Extension
ASSETS				
CURRENT AND ACCRUED ASSETS				
131	Cash	\$ (351,328)		\$ (351,328)
134	Working Funds	2,300		2,300
135	Temporary Cash Investments	-		-
141	Customer Accounts Receivable	4,880,990		4,880,990
146	Notes/Receivables from Associated Companies	-		-
151	Plant Material and Supplies	1,094,121		1,094,121
162	Prepayments	1,046,151		1,046,151
174	Miscellaneous Current and Accrued Assets	56,643,363		56,643,363
	TOTAL CURRENT AND ACCRUED ASSETS	63,315,597		63,315,597
FIXED ASSETS				
101	Utility Plant in Service	968,578,449	443,195	969,021,644
103	Property Held for Future Use	408,640		408,640
105	Construction Work in Progress	16,621,026		16,621,026
108	Accumulated Depreciation - Utility Plant	(314,960,773)	(7,387)	(314,968,160)
121	Non-Utility Property	-		-
122	Accumulated Depreciation - Non Utility	-		-
	TOTAL FIXED ASSETS	670,647,342	435,808	671,083,150
	TOTAL ASSETS	733,962,939	435,808	734,398,747

Acct. No.		BALANCE AT END OF 2,015		
LIABILITIES				
CURRENT LIABILITES				
231	Accounts Payable	6,914,315		6,914,315
232	Notes Payable (Current Portion)	8,560,000		8,560,000
234	Notes/Accounts Payable to Associated Companies	(63,199,481)		(63,199,481)
235	Customer Deposits	55,760		55,760
236	Accrued Taxes	2,264,719		2,264,719
237	Accrued Interest	464,225		464,225
241	Miscellaneous Current and Accrued Liabilities	19,549,853		19,549,853
	TOTAL CURRENT LIABILITIES	(25,390,610)	-	(25,390,610)
LONG-TERM DEBT (Over 12 Months)				
224	Long-Term Notes and Bonds	240,920,843		240,920,843
DEFERRED CREDITS				
251	Unamortized Premium on Debt	-		-
252	Advances in Aid of Construction	172,194,107		172,194,107
255	Accumulated Deferred Investment Tax Credits	-		-
271	Contributions in Aid of Construction	187,779,186	100,000	187,879,186
272	Less: Amortization of Contributions	(41,020,869)	(1,667)	(41,022,536)
281	Accumulated Deferred Income Tax	21,570,166		21,570,166
	TOTAL DEFERRED CREDITS	340,522,589	98,333	340,620,923
	TOTAL LIABILITIES	556,052,823	98,333	556,151,156
CAPITAL ACCOUNTS				
201	Common Stock Issued	522,880		522,880
211	Paid in Capital in Excess of Par Value	184,882,920		184,882,920
215	Retained Earnings	(7,495,684)		(7,495,684)
218	Proprietary Capital (Sole Props and Partnerships)	-		-
	TOTAL CAPITAL	177,910,116	-	177,910,116
	TOTAL LIABILITIES AND CAPITAL	733,962,939	98,333	734,061,272

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File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

EPCOR Water Arizona Inc.
5 Year Balance Sheet Projections
Total Company with added CCN extension

Acct. No.		BALANCE AT END OF 2015	Year 2 Projected Additional Asset/Liability	Year 2 Projected Company Total
ASSETS				
CURRENT AND ACCRUED ASSETS				
131	Cash	\$ (351,328)		\$ (351,328)
134	Working Funds	2,300		2,300
135	Temporary Cash Investments	-		-
141	Customer Accounts Receivable	4,880,990		4,880,990
146	Notes/Receivables from Associated Companies	-		-
151	Plant Material and Supplies	1,094,121		1,094,121
162	Prepayments	1,046,151		1,046,151
174	Miscellaneous Current and Accrued Assets	56,643,363		56,643,363
	TOTAL CURRENT AND ACCRUED ASSETS	63,315,597		63,315,597
FIXED ASSETS				
101	Utility Plant in Service	968,578,449	8,000	969,029,644
103	Property Held for Future Use	408,640		408,640
105	Construction Work in Progress	16,621,026		16,621,026
108	Accumulated Depreciation - Utility Plant	(314,960,773)	(7,520)	(314,975,680)
121	Non-Utility Property	-		-
122	Accumulated Depreciation - Non Utility	-		-
	TOTAL FIXED ASSETS	670,647,342	480	671,083,630
	TOTAL ASSETS	733,962,939	480	734,399,227

Acct. No.		BALANCE AT END OF 2,015		
LIABILITIES				
CURRENT LIABILITIES				
231	Accounts Payable	6,914,315		6,914,315
232	Notes Payable (Current Portion)	8,560,000		8,560,000
234	Notes/Accounts Payable to Associated Companies	(63,199,481)		(63,199,481)
235	Customer Deposits	55,760		55,760
236	Accrued Taxes	2,264,719		2,264,719
237	Accrued Interest	464,225		464,225
241	Miscellaneous Current and Accrued Liabilities	19,549,853		19,549,853
	TOTAL CURRENT LIABILITIES	(25,390,610)	-	(25,390,610)
LONG-TERM DEBT (Over 12 Months)				
224	Long-Term Notes and Bonds	240,920,843		240,920,843
DEFERRED CREDITS				
251	Unamortized Premium on Debt	-		-
252	Advances in Aid of Construction	172,194,107		172,194,107
255	Accumulated Deferred Investment Tax Credits	-		-
271	Contributions in Aid of Construction	187,779,186		187,879,186
272	Less: Amortization of Contributions	(41,020,869)	(1,667)	(41,024,203)
281	Accumulated Deferred Income Tax	21,570,166		21,570,166
	TOTAL DEFERRED CREDITS	340,522,589	(1,667)	340,619,256
	TOTAL LIABILITIES	556,052,823	(1,667)	556,149,489
CAPITAL ACCOUNTS				
201	Common Stock Issued	522,880		522,880
211	Paid in Capital in Excess of Par Value	184,882,920		184,882,920
215	Retained Earnings	(7,495,684)		(7,495,684)
218	Proprietary Capital (Sole Props and Partnerships)	-		-
	TOTAL CAPITAL	177,910,116	-	177,910,116
	TOTAL LIABILITIES AND CAPITAL	733,962,939	(1,667)	734,059,606

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File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

EPCOR Water Arizona Inc.
5 Year Balance Sheet Projections
Total Company with added CCN extension

Acct. No.		BALANCE AT END OF 2015	Year 3 Projected Additional Asset/Liability	Year 3 Projected Company Total
ASSETS				
CURRENT AND ACCRUED ASSETS				
131	Cash	\$ (351,328)		\$ (351,328)
134	Working Funds	2,300		2,300
135	Temporary Cash Investments	-		-
141	Customer Accounts Receivable	4,880,990		4,880,990
146	Notes/Receivables from Associated Companies	-		-
151	Plant Material and Supplies	1,094,121		1,094,121
162	Prepayments	1,046,151		1,046,151
174	Miscellaneous Current and Accrued Assets	56,643,363		56,643,363
	TOTAL CURRENT AND ACCRUED ASSETS	63,315,597		63,315,597
FIXED ASSETS				
101	Utility Plant in Service	968,578,449	8,000	969,037,644
103	Property Held for Future Use	408,640		408,640
105	Construction Work in Progress	16,621,026		16,621,026
108	Accumulated Depreciation - Utility Plant	(314,960,773)	(7,653)	(314,983,333)
121	Non-Utility Property	-		-
122	Accumulated Depreciation - Non Utility	-		-
	TOTAL FIXED ASSETS	670,647,342	347	671,083,977
	TOTAL ASSETS	733,962,939	347	734,399,574

Acct. No.		BALANCE AT END OF 2,015		
LIABILITIES				
CURRENT LIABILITIES				
231	Accounts Payable	6,914,315		6,914,315
232	Notes Payable (Current Portion)	8,560,000		8,560,000
234	Notes/Accounts Payable to Associated Companies	(63,199,481)		(63,199,481)
235	Customer Deposits	55,760		55,760
236	Accrued Taxes	2,264,719		2,264,719
237	Accrued Interest	464,225		464,225
241	Miscellaneous Current and Accrued Liabilities	19,549,853		19,549,853
	TOTAL CURRENT LIABILITIES	(25,390,610)	-	(25,390,610)
LONG-TERM DEBT (Over 12 Months)				
224	Long-Term Notes and Bonds	240,920,843		240,920,843
DEFERRED CREDITS				
251	Unamortized Premium on Debt	-		-
252	Advances in Aid of Construction	172,194,107		172,194,107
255	Accumulated Deferred Investment Tax Credits	-		-
271	Contributions in Aid of Construction	187,779,186		187,779,186
272	Less: Amortization of Contributions	(41,020,869)	(1,667)	(41,022,536)
281	Accumulated Deferred Income Tax	21,570,166		21,570,166
	TOTAL DEFERRED CREDITS	340,522,589	(1,667)	340,520,923
	TOTAL LIABILITIES	556,052,823	(1,667)	556,051,156
CAPITAL ACCOUNTS				
201	Common Stock Issued	522,880		522,880
211	Paid in Capital in Excess of Par Value	184,882,920		184,882,920
215	Retained Earnings	(7,495,684)		(7,495,684)
218	Proprietary Capital (Sole Props and Partnerships)	-		-
	TOTAL CAPITAL	177,910,116	-	177,910,116
	TOTAL LIABILITIES AND CAPITAL	733,962,939	(1,667)	733,961,272

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File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

EPCOR Water Arizona Inc.
5 Year Balance Sheet Projections
Total Company with added CCN extension

Acct. No.		BALANCE AT END OF 2015	Year 4 Projected Additional Asset/Liability	Year 4 Projected Company Total
ASSETS				
CURRENT AND ACCRUED ASSETS				
131	Cash	\$ (351,328)		\$ (351,328)
134	Working Funds	2,300		2,300
135	Temporary Cash Investments	-		-
141	Customer Accounts Receivable	4,880,990		4,880,990
146	Notes/Receivables from Associated Companies	-		-
151	Plant Material and Supplies	1,094,121		1,094,121
162	Prepayments	1,046,151		1,046,151
174	Miscellaneous Current and Accrued Assets	56,643,363		56,643,363
	TOTAL CURRENT AND ACCRUED ASSETS	63,315,597		63,315,597
FIXED ASSETS				
101	Utility Plant in Service	968,578,449	9,000	969,046,644
103	Property Held for Future Use	408,640		408,640
105	Construction Work in Progress	16,621,026		16,621,026
108	Accumulated Depreciation - Utility Plant	(314,960,773)	(7,803)	(314,991,136)
121	Non-Utility Property	-		-
122	Accumulated Depreciation - Non Utility	-		-
	TOTAL FIXED ASSETS	670,647,342	1,197	671,085,174
	TOTAL ASSETS	733,962,939	1,197	734,400,771

Acct. No.		BALANCE AT END OF 2015		
LIABILITIES				
CURRENT LIABILITIES				
231	Accounts Payable	6,914,315		6,914,315
232	Notes Payable (Current Portion)	8,560,000		8,560,000
234	Notes/Accounts Payable to Associated Companies	(63,199,481)		(63,199,481)
235	Customer Deposits	55,760		55,760
236	Accrued Taxes	2,264,719		2,264,719
237	Accrued Interest	464,225		464,225
241	Miscellaneous Current and Accrued Liabilities	19,549,853		19,549,853
	TOTAL CURRENT LIABILITIES	(25,390,610)	-	(25,390,610)
LONG-TERM DEBT (Over 12 Months)				
224	Long-Term Notes and Bonds	240,920,843		240,920,843
DEFERRED CREDITS				
251	Unamortized Premium on Debt	-		-
252	Advances in Aid of Construction	172,194,107		172,194,107
255	Accumulated Deferred Investment Tax Credits	-		-
271	Contributions in Aid of Construction	187,779,186		187,779,186
272	Less: Amortization of Contributions	(41,020,869)	(1,667)	(41,022,536)
281	Accumulated Deferred Income Tax	21,570,166		21,570,166
	TOTAL DEFERRED CREDITS	340,522,589	(1,667)	340,520,923
	TOTAL LIABILITIES	556,052,823	(1,667)	556,051,156
CAPITAL ACCOUNTS				
201	Common Stock Issued	522,880		522,880
211	Paid in Capital in Excess of Par Value	184,882,920		184,882,920
215	Retained Earnings	(7,495,684)		(7,495,684)
218	Proprietary Capital (Sole Props and Partnerships)	-		-
	TOTAL CAPITAL	177,910,116	-	177,910,116
	TOTAL LIABILITIES AND CAPITAL	733,962,939	(1,667)	733,961,272

Check (0)

File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

EPCOR Water Arizona Inc.
5 Year Balance Sheet Projections
Total Company with added CCN extension

Acct. No.		BALANCE AT END OF 2015	Year 5 Projected Additional Asset/Liability	Year 5 Projected Company Total
ASSETS				
CURRENT AND ACCRUED ASSETS				
131	Cash	\$ (351,328)		\$ (351,328)
134	Working Funds	2,300		2,300
135	Temporary Cash Investments	-		-
141	Customer Accounts Receivable	4,880,990		4,880,990
146	Notes/Receivables from Associated Companies	-		-
151	Plant Material and Supplies	1,094,121		1,094,121
162	Prepayments	1,046,151		1,046,151
174	Miscellaneous Current and Accrued Assets	56,643,363		56,643,363
	TOTAL CURRENT AND ACCRUED ASSETS	63,315,597		63,315,597
FIXED ASSETS				
101	Utility Plant in Service	968,578,449	9,000	969,055,644
103	Property Held for Future Use	408,640		408,640
105	Construction Work in Progress	16,621,026		16,621,026
108	Accumulated Depreciation - Utility Plant	(314,960,773)	(7,953)	(314,999,090)
121	Non-Utility Property	-		-
122	Accumulated Depreciation - Non Utility	-		-
	TOTAL FIXED ASSETS	670,647,342	1,047	671,086,220
	TOTAL ASSETS	733,962,939	1,047	734,401,818

Acct. No.		BALANCE AT END OF 2,015		
LIABILITIES				
CURRENT LIABILITES				
231	Accounts Payable	6,914,315		6,914,315
232	Notes Payable (Current Portion)	8,560,000		8,560,000
234	Notes/Accounts Payable to Associated Companies	(63,199,481)		(63,199,481)
235	Customer Deposits	55,760		55,760
236	Accrued Taxes	2,264,719		2,264,719
237	Accrued Interest	464,225		464,225
241	Miscellaneous Current and Accrued Liabilities	19,549,853		19,549,853
	TOTAL CURRENT LIABILITIES	(25,390,610)	-	(25,390,610)
LONG-TERM DEBT (Over 12 Months)				
224	Long-Term Notes and Bonds	240,920,843		240,920,843
DEFERRED CREDITS				
251	Unamortized Premium on Debt	-		-
252	Advances in Aid of Construction	172,194,107		172,194,107
255	Accumulated Deferred Investment Tax Credits	-		-
271	Contributions in Aid of Construction	187,779,186		187,779,186
272	Less: Amortization of Contributions	(41,020,869)	(1,667)	(41,022,536)
281	Accumulated Deferred Income Tax	21,570,166		21,570,166
	TOTAL DEFERRED CREDITS	340,522,589	(1,667)	340,520,923
	TOTAL LIABILITIES	556,052,823	(1,667)	556,051,156
CAPITAL ACCOUNTS				
201	Common Stock Issued	522,880		522,880
211	Paid in Capital in Excess of Par Value	184,882,920		184,882,920
215	Retained Earnings	(7,495,684)		(7,495,684)
218	Proprietary Capital (Sole Props and Partnerships)	-		-
	TOTAL CAPITAL	177,910,116	-	177,910,116
	TOTAL LIABILITIES AND CAPITAL	733,962,939	(1,667)	733,961,272

Check (0)

File Location: Rates\2016 Laughlin Ranch- Mohave Extension\Balance Sheet and Income Statement.xlsx

Exhibit 8

ORIGINAL

EPCOR Water Arizona, Inc.
(Name of Company)

3rd Revised SHEET NO. 1a
Cancel 2nd Revised SHEET NO. 1a

Mohave Water District
(Name of Service Area)

GENERAL WATER RATE

(continued)

Schedule of Charges

Meter Sizes	Basic Service Charge	Tier One		Tier Two		Tier Three	
		Commodity Rate (per 1,000 gallons)	First Tier (gallons)	Commodity Rate (per 1,000 gallons)	Second Tier (gallons)	Commodity Rate (per 1,000 gallons)	Third Tier (gallons)
Industrial							
5/8-inch	\$ 11.00	\$ 1.8400	0 - 10,000	\$ 3.2066	Over 10,000		
3/4-inch	\$ 11.00	\$ 1.8400	0 - 10,000	\$ 3.2066	Over 10,000		
1-inch	\$ 27.50	\$ 1.8400	0 - 15,000	\$ 3.2066	Over 15,000		
1-1/2-inch	\$ 55.00	\$ 1.8400	0 - 30,000	\$ 3.2066	Over 30,000		
2-inch	\$ 88.00	\$ 1.8400	0 - 50,000	\$ 3.2066	Over 50,000		
3-inch	\$ 176.00	\$ 1.8400	0 - 100,000	\$ 3.2066	Over 100,000		
4-inch	\$ 275.00	\$ 1.8400	0 - 150,000	\$ 3.2066	Over 150,000		
6-inch	\$ 550.00	\$ 1.8400	0 - 300,000	\$ 3.2066	Over 300,000		
8-inch	\$ 880.00	\$ 1.8400	0 - 500,000	\$ 3.2066	Over 500,000		
10-inch	\$ 1,265.00	\$ 1.8400	0 - 750,000	\$ 3.2066	Over 750,000		
12-inch	\$ 2,365.00	\$ 1.8400	0 - 1,400,000	\$ 3.2066	Over 1,400,000		
Other Public Authorities							
5/8-inch	\$ 11.00	\$ 1.8400	Infinite				
1-inch	\$ 27.50	\$ 1.8400	Infinite				
1-1/2-inch	\$ 55.00	\$ 1.8400	Infinite				
2-inch	\$ 88.00	\$ 1.8400	Infinite				
3-inch	\$ 176.00	\$ 1.8400	Infinite				
4-inch	\$ 275.00	\$ 1.8400	Infinite				
6-inch	\$ 550.00	\$ 1.8400	Infinite				
8-inch	\$ 880.00	\$ 1.8400	Infinite				
Other							
BHC Veterans Memorial	\$ 11.00	\$ 1.8400	0 - 10,000	\$ 3.2066	Over 10,000		

Terms and Conditions

Water service under this Schedule is for the exclusive use of the Customer and water shall not be resold or provided to others.

Water service provided under this rate schedule is subject to the Company's Rules and Regulations applicable to Water Service and may be subject to the Company's Miscellaneous Service Charges set forth in Rate Schedule Service Charges.

All advances and/or contributions are to include labor, materials, overheads, and all applicable taxes, including all gross-up taxes for income taxes, if applicable.

In addition to the collection of regular rates, the utility will collect from its customers a proportionate share of any privilege, sales, use, and franchise tax. Per Commission Rule 14-2-409D(5).

Low Income Program – Monthly Low Income Credit of \$5.00 is available in the Mohave Water district bringing the basic service charge down from \$11.00 to \$6.00. Requires the completion of a Low Income Program Application. Program is restricted to the first 1,000 eligible residential customers on 5/8 x 3/4 inch meters in the Havasu Water district. Applicants must swear that he/she has annual income below the threshold. The threshold is below 150% of the federal low income guidelines as periodically revised. Applicant may not be claimed as a dependent on another person's tax return. Applicant must reapply each time moving residences. Refusal or failure to provide acceptable documentation of eligibility, upon request, shall result in removal from the low income program. Rebilling of customers under the otherwise applicable rate schedule may occur for periods of ineligibility previously billed under the low income tariff. Annual income means the value of all money and non-cash benefits available for living expenses, from all sources, both taxable and non-taxable, before deductions, for all people who live with the applicant.

ISSUED: July 1, 2012
Month Day Year

EFFECTIVE: July 1, 2012
Month Day Year

ISSUED BY: Tom Broderick, Director, Rates

2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 73145

APPROVED FOR FILING
DECISION # 73145

EPCOR Water Arizona, Inc.
(Name of Company)

3rd Revised SHEET NO. 1a
Cancel 2nd Revised SHEET NO. 1a

Mohave Water District
(Name of Service Area)

GENERAL WATER RATE (continued)

Schedule of Charges

Meter Sizes	Basic Service Charge	Tier One		Tier Two		Tier Three	
		Commodity Rate (per 1,000 gallons)	First Tier (gallons)	Commodity Rate (per 1,000 gallons)	Second Tier (gallons)	Commodity Rate (per 1,000 gallons)	Third Tier (gallons)
Industrial							
5/8-inch	\$ 11.00	\$ 0.8800	0 - 3,000	\$ 1.8400	3,001 - 10,000		
3/4-inch	\$ 11.00	\$ 0.8800	0 - 3,000	\$ 1.8400	3,001 - 10,000		
1-inch	\$ 27.50	\$ 1.8400	0 - 15,000	\$ 3.2066	Over 15,000		
1-1/2-inch	\$ 55.00	\$ 1.8400	0 - 30,000	\$ 3.2066	Over 30,000		
2-inch	\$ 88.00	\$ 1.8400	0 - 50,000	\$ 3.2066	Over 50,000		
3-inch	\$ 176.00	\$ 1.8400	0 - 100,000	\$ 3.2066	Over 100,000		
4-inch	\$ 275.00	\$ 1.8400	0 - 150,000	\$ 3.2066	Over 150,000		
6-inch	\$ 550.00	\$ 1.8400	0 - 300,000	\$ 3.2066	Over 300,000		
8-inch	\$ 880.00	\$ 1.8400	0 - 500,000	\$ 3.2066	Over 500,000		
10-inch	\$ 1,285.00	\$ 1.8400	0 - 750,000	\$ 3.2066	Over 750,000		
12-inch	\$ 2,365.00	\$ 1.8400	0 - 1,400,000	\$ 3.2066	Over 1,400,000		
Other Public Authorities							
5/8-inch	\$ 11.00	\$ 1.8400	Infinite				
1-inch	\$ 27.50	\$ 1.8400	Infinite				
1-1/2-inch	\$ 55.00	\$ 1.8400	Infinite				
2-inch	\$ 88.00	\$ 1.8400	Infinite				
3-inch	\$ 176.00	\$ 1.8400	Infinite				
4-inch	\$ 275.00	\$ 1.8400	Infinite				
6-inch	\$ 550.00	\$ 1.8400	Infinite				
8-inch	\$ 880.00	\$ 1.8400	Infinite				
Other							
BHC Veterans Memorial	\$ 11.00	\$ 1.8400	0 - 10,000	\$ 3.2066	Over 10,000		

Terms and Conditions

Water service under this Schedule is for the exclusive use of the Customer and water shall not be resold or provided to others.

Water service provided under this rate schedule is subject to the Company's Rules and Regulations applicable to Water Service and may be subject to the Company's Miscellaneous Service Charges set forth in Rate Schedule Service Charges.

All advances and/or contributions are to include labor, materials, overheads, and all applicable taxes, including all gross-up taxes for income taxes, if applicable.

In addition to the collection of regular rates, the utility will collect from its customers a proportionate share of any privilege, sales, use, and franchise tax. Per Commission Rule 14-2-409D(5).

Low Income Program – Monthly Low Income Credit of \$5.00 is available in the Mohave Water district bringing the basic service charge down from \$11.00 to \$6.00. Requires the completion of a Low Income Program Application. Program is restricted to the first 1,000 eligible residential customers on 5/8 x 3/4 inch meters in the Havasu Water district. Applicants must swear that he/she has annual income below the threshold. The threshold is below 150% of the federal low income guidelines as periodically revised. Applicant may not be claimed as a dependent on another person's tax return. Applicant must reapply each time moving residences. Refusal or failure to provide acceptable documentation of eligibility, upon request, shall result in removal from the low income program. Rebilling of customers under the otherwise applicable rate schedule may occur for periods of ineligibility previously billed under the low income tariff. Annual income means the value of all money and non-cash benefits available for living expenses, from all sources, both taxable and non-taxable, before deductions, for all people who live with the applicant.

ISSUED: July 1, 2012 EFFECTIVE: July 1, 2012
Month Day Year Month Day Year

ISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 73145

APPROVED FOR FILING
DECISION # <u>73145</u>

ORIGINAL

3rd Revised SHEET NO. 2
 Cancel 2nd SHEET NO. 2

EPCOR Water Arizona, Inc.
 (Name of Company)

Mohave Water District
 (Name of Service Area)

PRIVATE FIRE PROTECTION

Availability

Applicable to all water service rendered for private fire protection purposes other than residential service.

Territory

All certified service areas in Mohave County, Arizona.

Schedule of Charges - Private Fire – Monthly Service Charge

Meter Size	Basic Service Charge	Commodity Rate (per 1,000 gallons)
2-inch	\$ 5.00	\$ 1.8400
4-inch	\$ 10.00	\$ 1.8400
6-inch	\$ 15.00	\$ 1.8400
8-inch	\$ 20.00	\$ 1.8400
10-inch	\$ 25.00	\$ 1.8400
Private Fire Hydrant	\$ 12.32	\$ 1.8400
Public Fire Hydrant	\$ 12.32	\$ 1.8400
Public Sprinkler Head	\$ 0.73	\$ 1.8400

Taxes

This rate shall be subject to its proportionate part of any taxes and governmental imposts that are assessed on the basis of gross revenue of this District.

Terms and Conditions

1. Private fire protection service will be provided only if the customer purchases his entire water supply from this District.
2. The customer will pay, without refund, the entire cost of installing the service connection from the nearest main of adequate size to serve a private fire protection system in addition to all other normal service. If a private fire hydrant is installed, the customer will pay, without refund, the entire cost of installing the fire hydrant.

(continued on next page)

ISSUED: July 1, 2012 EFFECTIVE: July 1, 2012
Month Day Year Month Day Year
 ISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 73145

APPROVED FOR FILING
DECISION # <u>73145</u>

EPCOR Water Arizona, Inc.
(Name of Company)

Original SHEET NO. 5b
SHEET NO. 5b

Mohave Water District
(Name of Service Area)

CURTAILMENT TARIFF

Stage 4 Exists When:

- a. Company's total water storage or well production has been less than 25 percent of capacity for at least 12 consecutive hours, and
- b. Company has identified issues such as a steadily declining water table, increased draw down threatening pump operations, or poor water production, creating a reasonable belief the Company will be unable to meet anticipated water demand on a sustained basis.

Restrictions: Under Stage 4, Company shall inform the customers of a mandatory restriction to employ water conservation measures to reduce daily consumption. Failure to comply will result in customer disconnection. The following uses of water shall be prohibited:

- ◆ Irrigation of outdoor lawns, trees, shrubs, or any plant life is prohibited
- ◆ Washing of any vehicle is prohibited
- ◆ The use of water for dust control or any outdoor cleaning uses is prohibited
- ◆ The use of drip or misting systems of any kind is prohibited
- ◆ The filling of any swimming pool, spas, fountains or ornamental pools is prohibited
- ◆ The use of construction water is prohibited
- ◆ Restaurant patrons shall be served water only upon request
- ◆ Any other water intensive activity is prohibited

The Company's operation of its standpipe service is prohibited. The addition of new service lines and meter installations is prohibited.

Notice Requirements:

1. Company is required to notify customers by delivering written notice to each service address, or by United States first class mail to the billing address or, at the Company's option, both. Such notice shall notify the customers of the general nature of the problem and the need to conserve water.
2. Beginning with Stage 4, Company shall post at least four (4) signs showing the curtailment stage. Signs shall be posted at the well and/or pump sites located within the Mohave Water District
3. Company shall notify the Consumer Services Section of the Utilities Division of the Corporation Commission at least 12 hours prior to entering Stage 4.

(continued on next page)

ISSUED: Oct. 24, 2007 EFFECTIVE: Oct. 24, 2007
Month Day Year Month Day Year
ISSUED BY: Thomas M. Broderick, Director, Rates & Regulation
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 69983 (Administratively Approved)

APPROVED FOR FILING
DECISION # 73145

ORIGINAL

EPCOR Water Arizona, Inc.
(Name of Company)

Original SHEET NO: 5c
SHEET NO. 5c

Mohave Water District
(Name of Service Area)

CURTAILMENT TARIFF

Customers who fail to comply with the above restrictions will be given a written notice to end all outdoor use. Failure to comply within two (2) working days of receipt of the notice will result in temporary loss of service until an agreement can be made to end unauthorized use of outdoor water. To restore service, the customer shall be required to pay all authorized reconnection fees. If a customer believes he/she has been disconnected in error, the customer may contact the Commission's Consumer Services Section at 1-800-222-7000 to initiate an investigation.

Once Stage 4 has been reached, the Company must augment the supply of water by hauling or through an emergency interconnect from an approved supply or must otherwise provide emergency drinking water for its customers until a permanent solution has been implemented.

ISSUED: Oct. 24, 2007 EFFECTIVE: Oct. 24, 2007
Month Day Year Month Day Year
ISSUED BY: Thomas M. Broderick, Director, Rates & Regulation
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 69983 (Administratively Approved)

APPROVED FOR FILING
DECISION # 73145

Original SHEET NO. 6EPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Mohave Water District

(Name of Service Area)

Local and/or Regional Messaging Program Tariff – BMP 1.1

PURPOSE

A program for the Company to actively participate in a water conservation campaign with local or regional advertizing (Modified Non-Per Capita Conservation Program BMP Category 1: Public Awareness/Public Relations 1.1: Local and/or Regional Messaging Program).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. The Company or designated representative shall actively participate in water conservation campaign with local and/or regional advertising.
2. The campaign shall promote ways for customers to save water.
3. The Company shall facilitate the campaign through one or more of the following avenues (not an all inclusive list):
 - a. Television commercials
 - b. Radio commercials
 - c. Websites
 - d. Promotional materials
 - e. Vehicle signs
 - f. Bookmarks
 - g. Magnets
4. The Company shall keep a record of the following information and make it available to the Commission upon request:
 - a. A description of the messaging program implemented and program dates.
 - b. The number of customers reached (or an estimate).
 - c. Costs of Program implementation.

ISSUED: February 20, 2012
Month Day YearEFFECTIVE: January 20, 2012
Month Day YearISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027Decision No. 72741**APPROVED FOR FILING****DECISION # 73145**

EPCOR Water Arizona, Inc.
(Name of Company)
(623) 445-2416
(Water Conservation Phone)

Original SHEET NO. 6b

Mohave Water District
(Name of Service Area)

New Homeowner Landscape Information Tariff – BMP 2.3

PURPOSE

A program for the Company to promote the conservation of water by providing a landscape information package for the purpose of educating its new customers about low water use landscaping (Modified Non-Per Capita Conservation Program BMP Category 2: Conservation Education and Training 2.3: New Homeowner Landscape Information).

REQUIREMENTS:

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. Upon establishment of water service the Company shall offer and make available upon request a free "Homeowner Landscape Packet" to each new customer in the Company's service area. The packet will include at a minimum: a cover letter describing the water conservation expectations for all customers in the Company's service area, applicable rate tariffs, a basic interior/exterior water saving pamphlet, xeriscape landscape information, a list of low water use trees, plants, shrubs, etc., watering guidelines, and a rain water harvesting pamphlet.
2. Upon customer request, the Company shall provide:
 - a. On-site consultations on low water use landscaping and efficient watering practices.
 - b. A summary of water saving options.
3. The Company shall keep a record of the number of packets provided to new customers and make it available to the Commission upon request.

ISSUED: February 20, 2012
Month Day Year

EFFECTIVE: January 20, 2012
Month Day Year

ISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 72741

APPROVED FOR FILING
DECISION # 73145

EPCOR Water Arizona, Inc.
(Name of Company)
(623) 445-2416
(Water Conservation Phone)

Original SHEET NO. 6c

Mohave Water District
(Name of Service Area)

Residential Audit Program Tariff – BMP 3.1

PURPOSE

A program for the Company to promote water conservation by providing customers with information on performing water audits to determine conservation opportunities at their residence (Modified Non-Per Capita Conservation Program BMP Category 3: Outreach Services 3.1: Residential Audit Program).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. The Company shall offer self-audit information.
2. The Company or designated representative shall provide all customers that request them with a self-audit kit.
3. The kit shall include detailed instructions and tools for completing the water audit including information on how to check their water meter. The audit kit shall include but not be limited to information on checking the following components: irrigation system, pool, water features, toilets, faucets and shower.
4. If requested, the Company shall assist the customer in a self-water audit and assist the customer in determining what might be causing high water usage as well as supply customer with information regarding water conservation and landscape watering guidelines. As part of the water audit, and if requested to do so by the customer, the Company shall confirm the accuracy of the customer meter (applicable meter testing fees shall apply).
5. The Company shall keep a record of the following information and make it available to the Commission upon request:
 - a. A description of the water conservation material provided in the kit.
 - b. The number of kits provided to customers.
 - c. Implementation costs of the Residential Audit Program.

ISSUED: February 20, 2012
Month Day Year

EFFECTIVE: January 20, 2012
Month Day Year

ISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 72741

APPROVED FOR FILING
DECISION # 73145

EPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Original SHEET NO. 6fMohave Water District

(Name of Service Area)

Customer High Water Use Notification Tariff – BMP 3.7

PURPOSE

A program for the Company to monitor and notify customers when water use seems to be abnormally high and provide information that could benefit those customers and promote water conservation (Modified Non-Per Capita Conservation Program BMP Category 3: Outreach Services Program 3.7: Customer High Water Use Notification).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. The Company shall track water usage for each customer and notify the customer if water use seems excessive for that particular billing for that time of the year.
2. The Company shall identify customers with high consumption, verify the high consumption, and investigate each instance to determine the possible cause.
3. The Company shall contact the high water use customers via telephone, email, by mail or in person. The Company shall contact the customer as soon as practical in order to minimize the possible loss of water. The customer will not be required to do anything to receive this notification.
4. In the notification the Company shall explain some of the most common water usage problems and common solutions and points of contact for dealing with the issues.
5. In the notification, the customer will be reminded of possible high water-consumption occurrences, such as:
 - a. Leaks, running toilets, or valves or flappers that need to be replaced.
 - b. Irrigation system valves or sprinkler heads which may be leaking.
 - c. Sprinklers that may be watering the house, sidewalk, or street, etc. increasing irrigation requirements.
 - d. Leaking pool or spas and possible leaks around pumps.
 - e. More people in the home than usual taking baths and showers.
 - f. Doing more loads of laundry than usual.
 - g. Doing a landscape project or starting a new lawn.
 - h. Washing vehicles more often than usual.

(Continued on Sheet No. 6g)

ISSUED: February 20, 2012
Month Day Year

EFFECTIVE: January 20, 2012
Month Day Year

ISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 72741

APPROVED FOR FILING
DECISION # 73145

EPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Original SHEET NO. 6g

Mohave Water District

(Name of Service Area)

Customer High Water Use Notification Tariff – BMP 3.7

(Continued)

6. The Company shall offer water conservation information that could benefit the customer, such as, but not limited to, audit programs, publications, and rebate programs.
7. The Company shall assist the customer in determining what might be causing the high water usage as well as offer the customer information regarding water conservation and landscape watering guidelines. The Company shall confirm the accuracy of the customer meter if requested to do so by the customer (applicable meter testing fees shall apply).
8. The type of notification, the timing of the notification (i.e., how long after high water use was discovered by the Company), and the criteria used for determining which customers are notified shall be recorded. The Company shall make this information available to the Commission upon request.

ISSUED: February 20, 2012
Month Day Year

EFFECTIVE: January 20, 2012
Month Day Year

ISSUED BY: Tom Broderick, Director, Rates

2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 72741

APPROVED FOR FILING

DECISION # 73145

ORIGINAL

Original SHEET NO. 6j

EPCOR Water Arizona, Inc.
(Name of Company)
(623) 445-2416
(Water Conservation Phone)

Mohave Water District
(Name of Service Area)

Meter Repair and/or Replacement Tariff – BMP 4.2

PURPOSE

A program for the Company to systematically assess all in-service water meters (including Company production meters) in its water service area to identify under-registering meters and to repair or replace them (Modified Non-Per Capita Conservation Program Best Management Practice Category 4: Physical System Evaluation and Improvement 4.2 Meter Repair and/or Replacement Program).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. On a systematic basis, the Company will replace all 2-inch and smaller in-service water meters at least once every fifteen years.
2. The Company will test all meters that have caused a meter reading complaint to be filed with the Arizona Corporation Commission.
3. Meters larger than 2-inch shall be tested for one of the following reasons:
 - a. A meter reading complaint is filed with the Company by a customer or Arizona Corporation Commission Staff,
 - b. A meter has been in service for five years.
4. The test will be accomplished by one of the following:
 - a. Having the meter pulled and having a Company Technician physically inspect each meter and its fittings for leaks, registers which may have become loose or are not properly attached to the meter and could be under-registering or other broken parts which need repair.
 - b. Utilizing equipment to verify that all electronic components are within manufacturer specifications and are operating properly.
5. In addition, meters shall be randomly selected for flow testing utilizing a flow through detector testing meter.
6. All replacement water meters shall register in gallons:
 - a. All new 1-inch and smaller meters that are installed will register usage in 1 gallon increments,
 - b. All new 1-1/2-inch through 4-inch meters that are installed will register in 10 gallon increments, and
 - c. All new 6-inch and larger meters that are installed will register in 100 gallon increments.
7. The Company shall keep records on the number of meters that were replaced and make this information available to the Commission upon request.

ISSUED: February 20, 2012 EFFECTIVE: January 20, 2012
Month Day Year Month Day Year

ISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 72741

APPROVED FOR FILING
DECISION # 73145

ORIGINALCompany Name: EPCOR Water Arizona, Inc. Page 1 of 2**CROSS-CONNECTION OR BACKFLOW TARIFF****PURPOSE:**

The purpose of this tariff is to protect EPCOR Water Arizona, Inc.'s Mohave Water District's ("Company") water from the possibility of contamination caused by the backflow of contaminants that may be present on the customer's premises by requiring the installation and periodic testing of backflow-prevention assemblies pursuant to the provisions of the Arizona Administrative Code ("A.A.C.") R14-2-405.B.6 and A.A.C. R18-4-215.

REQUIREMENTS:

In compliance with the Rules of the Arizona Corporation Commission ("Commission") and the Arizona Department of Environmental Quality ("ADEQ"), specifically A.A.C. R14-2-405.B.6 and A.A.C. R18-4-215 relating to backflow prevention:

1. The Company may require a customer to pay for and to have installed a backflow-prevention assembly if A.A.C. R18-4-215.B or C applies.
2. A backflow-prevention assembly required to be installed by the customer under Paragraph 1 of this tariff shall comply with the requirements set forth in A.A.C. R18-4-215.D and E.
3. Subject to the provisions of A.A.C. R14-2-407 and 410, and in accordance with Paragraphs 1 and 7 of this tariff, the Company may terminate service or may deny service to a customer who fails to install a backflow-prevention assembly as required by this tariff.
4. The Company shall give any existing customer who is required to install a backflow-prevention assembly written notice of said requirement. If A.A.C. R14-2-410.B.1.a. is **not** applicable, the customer shall be given thirty (30) days from the time such written notice is received in which to comply with this notice. If the customer can show good cause as to why he cannot install the backflow-prevention assembly within thirty (30) days, the Company or Commission Staff may suspend this requirement for a reasonable period of time.

****FOR OFFICIAL USE ONLY******ADMINISTRATIVELY
APPROVED FOR FILING**Effective Date: June 16, 2013

Company Name: EPCOR Water Arizona, Inc. Page 2 of 2

5. Testing shall be in conformance with the requirements of A.A.C. R18-4-215.F. The Company may require the customer to pay to have the backflow-prevention assembly tested as long as the Company does not require an unreasonable number of tests.
6. The customer shall provide the Company with records of installation and testing. For each backflow-prevention assembly, these records shall include:
 - a. assembly identification number and description;
 - b. location
 - c. date(s) of test(s);
 - d. description of repairs and recommendations for repairs made by tester; and
 - e. the tester's name and certificate number.
7. In the event the backflow-prevention assembly does not function properly or fails any test, and an obvious hazard as contemplated under A.A.C. R14-2-410.B.1.a. exists, the Company may terminate service immediately and without notice. The backflow-prevention assembly shall be repaired or replaced by the customer and retested.
8. In the event the backflow-prevention assembly does not function properly or fails any test, or in the event that a customer fails to comply with the testing requirement, and A.A.C. R14-2-410.B.1.a. is not applicable, the backflow-prevention assembly shall be repaired or replaced within fourteen (14) days of the initial discovery of the deficiency in the assembly or its function. Failure to remedy the deficiency or dysfunction of the assembly, or failure to retest, shall be grounds for termination of water service in accordance with A.A.C. R14-2-410.

****FOR OFFICIAL USE ONLY****

Effective Date: June 16, 2013

ADMINISTRATIVELY
APPROVED FOR FILING

Exhibit 9

EPCOR Water Arizona
Laughlin Ranch CC&N Extension Application
Projected Income Statement

Line No.	Year 1	Year 2	Year 3	Year 4	Year 5	
1	<u>Projected Annual Revenue:</u>					
2	Residential	19,047	22,388	25,730	29,071	32,413
3	Commercial	16,384	16,384	16,384	16,384	16,384
4	Industrial	-	-	-	-	-
5	Irrigation	-	-	-	-	-
6	Total Projected Annual Revenue	\$ 35,431	\$ 38,772	\$ 42,114	\$ 45,455	\$ 48,797
7	<u>Projected Annual Expenses:</u>					
8	Labor	\$ -	\$ -	\$ -	\$ -	\$ -
9	Purchased Water	80	93	106	119	131
10	Fuel & Power	1,637	1,896	2,156	2,416	2,676
11	Chemicals	33	38	43	48	53
12	Waste Disposal	27	31	35	39	44
13	Intercompany Support Services	-	-	-	-	-
14	Corporate Allocation	-	-	-	-	-
15	Outside Services	572	662	753	844	935
16	Group Insurance	-	-	-	-	-
17	Pensions	-	-	-	-	-
18	Regulatory Expense	-	-	-	-	-
19	Insurance Other Than Group	342	396	450	504	558
20	Customer Accounting	2,320	2,688	3,057	3,425	3,793
21	Rents	-	-	-	-	-
22	General Office Expense	-	-	-	-	-
23	Miscellaneous	202	234	266	298	331
24	Maintenance Expense	1,275	1,477	1,679	1,882	2,084
25	Depreciation & Amortization	5,720	5,853	5,987	6,137	6,287
26	General Taxes-Other	598	693	788	883	978
27	Property Taxes	440	482	523	565	606
28	Income Taxes	8,431	9,207	9,983	10,752	11,522
29	Total Projected Annual Expenses	\$ 21,675	\$ 23,751	\$ 25,826	\$ 27,912	\$ 29,998
30	Projected Net Income	\$ 13,755	\$ 15,022	\$ 16,288	\$ 17,543	\$ 18,799

EPCOR Water Arizona
 Laughlin Ranch CC&N Extension Application
 Projected Plant Additions

Line No.	Plant Additions:	Year 1	Year 2	Year 3	Year 4	Year 5
1	Phase 1					
2	EPCOR Paid	\$ 343,195				
3	Developer Paid	\$ 100,000				
		\$ 443,195	\$ -	\$ -	\$ -	\$ -
4	<u>Sustaining capital:</u>					
5	EPCOR Paid		\$ 8,000	\$ 8,000	\$ 9,000	\$ 9,000
6	Total (Ln 2 + Ln 3 + Ln 5)	\$ 443,195	\$ 8,000	\$ 8,000	\$ 9,000	\$ 9,000
7	Total EPCOR Cumulative Utility Plant (Ln 2 + Ln 5 YTD)	\$ 343,195	\$ 351,195	\$ 359,195	\$ 368,195	\$ 377,195

EPCOR Water Arizona
 Laughlin Ranch CC&N Expansion Application
 Revenue Estimates for Laughlin Ranch Customers

	Year 1	Year 2	Year 3	Year 4	Year 5
No. of New Residential Customers		10	10	10	10
Total No. of Residential Customers	57	67	77	87	97
Number of Customers	63	73	83	93	103

Meter Sizes	Year 1	Year 2	Year 3	Year 4	Year 5
5/8" - Residential	57	67	77	87	97
1" - Residential	0	0	0	0	0
1" - Commercial	2	2	2	2	2
2" - Commercial	4	4	4	4	4
Total	63	73	83	93	103

Basic Revenues	Year 1	Year 2	Year 3	Year 4	Year 5
5/8" - Residential	\$ 14,611	\$ 11,746	\$ 13,500	\$ 15,253	\$ 17,006
1" - Residential	\$ 36,533	\$ -	\$ -	\$ -	\$ -
1" - Commercial	\$ 36,533	\$ 877	\$ 877	\$ 877	\$ 877
2" - Commercial	\$ 116,888	\$ 5,610	\$ 5,610	\$ 5,610	\$ 5,610
Total	\$ 16,480	\$ 18,233	\$ 19,987	\$ 21,740	\$ 23,493

Volumetric Revenues	Year 1	Year 2	Year 3	Year 4	Year 5
5/8" - Residential	\$ 9,053	\$ 10,642	\$ 12,230	\$ 13,818	\$ 15,407
1" Commercial	\$ 1,251	\$ 1,251	\$ 1,251	\$ 1,251	\$ 1,251
2" Commercial	\$ 8,646	\$ 8,646	\$ 8,646	\$ 8,646	\$ 8,646
Total	\$ 18,951	\$ 20,539	\$ 22,127	\$ 23,716	\$ 25,304

Total Revenues	Year 1	Year 2	Year 3	Year 4	Year 5
Total	\$ 35,431	\$ 38,772	\$ 42,114	\$ 45,455	\$ 48,797

EPCOR Water Arizona
 Laughlin Ranch CC&N Expansion Application
 Revenue Estimates for Laughlin Ranch Customers

	Block 1	Block 2	Block 3
5/8" Residential Breakover	3.00	7.00	1,000,000,000
5/8" Residential Rate	\$ 1.41	\$ 2.37	\$ 3.29
1" Commercial Breakover	25.00	1,000,000,000	
1" Commercial Rate	\$ 2.37	\$ 3.29	
2" Commercial Breakover	80.00	1,000,000,000	
2" Commercial Rate	\$ 2.37	\$ 3.29	

	Average Usage based on 2013 Rate Case			Average Volumetric Revenue Per Cust Per Month						
	Total Annual Usage (in Gallons)	Number of bills	Average Monthly Usage (in KGals)	Block 1 (in KGals)	Block 2 (in KGals)	Block 3 (in KGals)	Block 1 Revenues	Block 2 Revenues	Block 3 Revenues	Total
5/8" Residential	1,194,065,010	175,609	6,800	3.00	3.80	0	\$ 4.23	\$ 9.01	\$ -	\$ 13.24
1" Commercial	52,409,000	2,386	21,965	22.00	0	0	52.14	-	-	52.14
2" Commercial	188,689,020	2,473	76,300	76.00	0	0	180.12	-	-	180.12

EPCOR Water Arizona
Laughlin Ranch CC&N Extension Application
Estimated Expenses

Description	Total Mohave Water Expenses					Totals
	Adjusted per C-1	Demand	Commodity	Customer	Meters	
Labor	\$ 1,389,973	\$ 555,989	\$ 277,995	\$ 555,989	\$ -	\$ -
Purchased Water	26,831	-	26,831	-	-	26,831
Fuel & Power	546,720	-	546,720	-	-	546,720
Chemicals	10,916	-	10,916	-	-	10,916
Waste Disposal	7,886	3,154	1,577	3,154	-	7,886
Intercompany Support Services	950	380	190	380	-	950
Corporate Allocation	347,018	138,807	69,404	138,807	-	347,018
Outside Services	192,587	154,069	38,517	-	-	192,587
Group Insurance	418,599	167,439	83,720	167,439	-	418,599
Pensions	6,694	2,678	1,339	2,678	-	6,694
Regulatory Expense	85,438	34,175	17,088	34,175	-	85,438
Insurance Other Than Group	101,045	40,418	20,209	40,418	-	101,045
Customer Accounting	581,279	-	-	581,279	-	581,279
Rents	16,923	-	-	16,923	-	16,923
General Office Expense	247,950	-	-	247,950	-	247,950
Miscellaneous	50,657	-	-	50,657	-	50,657
Maintenance Expense	377,160	150,864	75,432	150,864	-	377,160
Depreciation & Amortization	1,331,139	624,997	211,674	71,333	226,788	1,331,139
General Taxes-Other	149,829	-	-	149,829	-	149,829
	177,745					
	\$ 6,067,338	\$ 1,872,971	\$ 1,361,610	\$ 2,211,876	\$ 226,788	\$ 196,348

Property Taxes, Allocated on Schedules G-1 & G-2
Income Tax, Allocated on Schedules G-1 & G-2

Total Estimated Expenses

**EPICOR Water Arizona
Laughlin Ranch CC&N Extension Application
Estimated Expenses**

Total Mohave Water Residential Customers
Total Laughlin Ranch Customers
Percentage of Total Mohave Residential Customers

Year 1	Year 2	Year 3	Year 4	Year 5
14,634	14,634	14,634	14,634	14,634
63	73	83	93	103
0.431%	0.499%	0.567%	0.636%	0.704%

Description	Residential Portion - Based on Residential Cost of Service				70.14% Residential Allocation %	
	68.79%	69.54%	92.72%	90.28%	Services	Totals
Labor	\$ 382,487	\$ 193,311	\$ 515,488	\$ -	\$ -	\$ 1,091,286
Purchased Water	\$ -	\$ 18,657	\$ -	\$ -	\$ -	\$ 18,657
Fuel & Power	\$ -	\$ 380,176	\$ -	\$ -	\$ -	\$ 380,176
Chemicals	\$ -	\$ 7,591	\$ -	\$ -	\$ -	\$ 7,591
Waste Disposal	\$ 2,170	\$ 1,097	\$ 2,925	\$ -	\$ -	\$ 6,191
Intercompany Support Services	\$ 261	\$ 132	\$ 352	\$ -	\$ -	\$ 746
Corporate Allocation	\$ 95,491	\$ 48,262	\$ 128,696	\$ -	\$ -	\$ 272,448
Outside Services	\$ 105,990	\$ 26,784	\$ -	\$ -	\$ -	\$ 132,774
Group Insurance	\$ 115,188	\$ 58,217	\$ 155,242	\$ -	\$ -	\$ 328,647
Pensions	\$ 1,842	\$ 931	\$ 2,483	\$ -	\$ -	\$ 5,256
Regulatory Expense	\$ 23,510	\$ 11,882	\$ 31,686	\$ -	\$ -	\$ 67,078
Insurance Other Than Group	\$ 27,805	\$ 14,053	\$ 37,474	\$ -	\$ -	\$ 79,332
Customer Accounting	\$ -	\$ -	\$ 538,935	\$ -	\$ -	\$ 538,935
Rents	\$ -	\$ -	\$ 15,690	\$ -	\$ -	\$ 15,690
General Office Expense	\$ -	\$ -	\$ 229,888	\$ -	\$ -	\$ 229,888
Miscellaneous	\$ -	\$ -	\$ 46,966	\$ -	\$ -	\$ 46,966
Maintenance Expense	\$ 103,785	\$ 52,454	\$ 139,874	\$ -	\$ -	\$ 296,113
Depreciation & Amortization	\$ 429,961	\$ 147,193	\$ 66,136	\$ 204,751	\$ 137,719	\$ 985,759
General Taxes-Other	\$ -	\$ -	\$ 138,915	\$ -	\$ -	\$ 138,915
	\$ 1,288,483	\$ 960,738	\$ 2,050,751	\$ 204,751	\$ 137,719	\$ 4,642,452

Projected Laughlin Ranch Expenses					
	Year 1	Year 2	Year 3	Year 4	Year 5
\$	80.32	\$ 93.07	\$ 105.82	\$ 118.57	\$ 131.32
\$	1,636.67	\$ 1,896.46	\$ 2,156.25	\$ 2,416.04	\$ 2,675.83
\$	32.68	\$ 37.87	\$ 43.05	\$ 48.24	\$ 53.43
\$	26.65	\$ 30.88	\$ 35.11	\$ 39.35	\$ 43.58
\$	571.60	\$ 662.33	\$ 753.06	\$ 843.79	\$ 934.52
\$	341.53	\$ 395.74	\$ 449.95	\$ 504.16	\$ 558.37
\$	2,320.14	\$ 2,688.42	\$ 3,056.69	\$ 3,424.97	\$ 3,793.24
\$	202.19	\$ 234.29	\$ 266.38	\$ 298.48	\$ 330.57
\$	1,274.78	\$ 1,477.13	\$ 1,679.47	\$ 1,881.82	\$ 2,084.17
\$	5,719.92	\$ 5,853.25	\$ 5,986.58	\$ 6,136.58	\$ 6,286.58
\$	598.04	\$ 692.96	\$ 787.89	\$ 882.81	\$ 977.74
\$	440.05	\$ 481.55	\$ 523.05	\$ 564.55	\$ 606.06
\$	8,430.75	\$ 9,206.76	\$ 9,982.78	\$ 10,752.46	\$ 11,522.14
\$	21,675	\$ 23,751	\$ 25,826	\$ 27,912	\$ 29,998

Property Taxes, Allocated on Schedules G-1 & G-2
Income Tax, Allocated on Schedules G-1 & G-2

Total Estimated Expenses

EPCOR Water Arizona
Laughlin Ranch CC&N Extension Application
Projected Plant Additions, Rate Base, and Income Requirement

Line No.	Plant Additions:	Year 1	Year 2	Year 3	Year 4	Year 5
1	Phase 1					
2	EPCOR Paid	\$ 343,195	\$ -	\$ -	\$ -	\$ -
3	Developer Paid	\$ 100,000	\$ -	\$ -	\$ -	\$ -
		\$ 443,195	\$ -	\$ -	\$ -	\$ -
4	<u>Sustaining capital:</u>					
5	EPCOR Paid	\$ -	\$ 8,000	\$ 8,000	\$ 9,000	\$ 9,000
6	Total (Ln 2 + Ln 3 + Ln 5)	\$ 443,195	\$ 8,000	\$ 8,000	\$ 9,000	\$ 9,000
7	Total EPCOR Cumulative Utility Plant (Ln 2 + Ln 5 YTD)	\$ 343,195	\$ 351,195	\$ 359,195	\$ 368,195	\$ 377,195
8	Depreciation Rate (60 Years - Acct 309)	1.7%	1.7%	1.7%	1.7%	1.7%
9	Depreciation Expense (Ln 7 x Ln 8)	\$ 5,719.92	\$ 5,853.25	\$ 5,986.58	\$ 6,136.58	\$ 6,286.58
10	Plant in Service	\$ 443,195	\$ 451,195	\$ 459,195	\$ 468,195	\$ 477,195
11	Accumulated Depreciation	\$ 7,387	\$ 14,907	\$ 22,560	\$ 30,363	\$ 38,316
12	Net Plant (Ln 10 - Ln 11)	\$ 435,808	\$ 436,289	\$ 436,635	\$ 437,832	\$ 438,879
13	Contribution-Net	\$ 98,333	\$ 96,667	\$ 95,000	\$ 93,333	\$ 91,667
14	Rate Base (Ln 12 - Ln 13)	\$ 337,475	\$ 339,622	\$ 341,635	\$ 344,499	\$ 347,212
15	Authorized Rate of Return - Mohave Water	6.38%	6.38%	6.38%	6.38%	6.38%
16	Required Operating Income (Ln 14 X Ln 15)	\$ 21,531	\$ 21,668	\$ 21,796	\$ 21,979	\$ 22,152
17	Projected Income (From Income Stmt)	\$ 13,755	\$ 15,022	\$ 16,288	\$ 17,543	\$ 18,799
18	Annual Income Excess (Shortfall) (Ln 17 - Ln 16)	\$ (7,775)	\$ (6,646)	\$ (5,509)	\$ (4,436)	\$ (3,353)

**EPCOR Water Arizona
CC&N Extension - Laughlin Ranch
Assumptions to Estimate Operating Revenues and Expenses**

Operating Revenues:

Assumptions used to compute Operating Revenue in the extension area included obtaining the Mohave Water District's average residential customer on a 5/8-inch meter from the billing determinants in EPCOR Water Arizona Inc.'s last rate case (Docket No. WS-01303A-14-0010). The average residential customer in the Mohave Water District uses 6,800 gallons of water each month.

A list of current active customers in the extension area was obtained from LR Water which was also verified against property tax records for the county. This list included the customer classification as well as the meter size through which the customers receive service. This information was used to identify the correct rate schedule in the Mohave Water District in which to place the customers to calculate projected revenue.

A similar exercise was performed for the two, 1-inch commercial customers and the four, 2-inch commercial customers.

Projected growth rates for the 5-year period were obtained from the Company's Development Services team and were assumed to be all residential class.

Operating Expenses:

To estimate operating expenses associated with serving the extension area, the Company started with operating expenses in the Mohave Water District from the recent rate case for that district. First expenses allocated to residential customers were isolated using the cost of service study in Docket No. WS-01303A-14-0010. An allocation percentage was derived for each of the years based on the number of customers projected for the extension area to the number of residential customers in the Mohave Water District. Cost categories were reviewed and evaluated for applicability to the extension area. Costs such as labor and labor-related benefits were not included because the Mohave district will not increase its labor force to operate this new area. Regulatory expense and General Office expenses were excluded as they are not expected to increase by virtue of operating in the extension area.

Property taxes were computed using the property tax rate in the Mohave Water district applied to each year's projected revenue. Income taxes were calculated based on a 38% state and federal combined income tax rate.

Exhibit 10

EPCOR Water Arizona Inc
 Construction Timeline
 Laughlin Ranch Extension

Task	Duration (Days)	Start	Finish
Notice to Proceed	1	10/7/2016	10/7/2016
Offsite Piping			
6-inch C900 Main Line	39	10/10/2016	11/18/2016
Testing	9	11/21/2016	11/30/2016
Asphalt Repair	9	11/23/2016	12/2/2016
Onsite Piping			
Install Concrete Pad	1	10/20/2016	10/21/2016
Install Above Ground Piping	4	10/28/2016	11/1/2016
Excavate Trench	2	11/2/2016	11/4/2016
Install Underground Piping	1	11/3/2016	11/4/2016
Test Piping	3	11/7/2016	11/10/2016
Electrical / Booster Pumps			
Install Pumps	1	10/27/2016	10/28/2016
Install Conduit	6	11/3/2016	11/9/2016
Install Electrical Panels	4	11/10/2016	11/14/2016
Install/Terminate Wiring	10	11/15/2016	11/25/2016
Start-Up/Testing	6	12/1/2016	12/7/2016

Exhibit 11

LR 77 Investments, LLC

7373 E. Doubletree Ranch Road #230

Scottsdale, Arizona 85258

(480) 951-1515

September 27, 2016

EPCOR Water Arizona Inc.

Attn: Brad Finke, Engineering Manager

2355 W. Pinnacle Peak Road, Suite 300

Phoenix, Arizona 85027

Sent via e-mail to: bfinke@epcor.com

Subject: **Request for Water Service**

Dear Mr. Finke:

LR 77 Investments, LLC, an Arizona limited liability company, owns the property known as "The Heights at Laughlin Ranch," which is located in a portion of the south half of Section 4 and the north half of Section 9, Township 20 North, Range 21 West, in Bullhead City, Arizona, as shown in Exhibit A. This property encompasses approximately 78 acres and is planned to have 185 residential lots. LR 77 Investments requests EPCOR Water Arizona Inc. to provide potable water service to these lots, and fully supports EPCOR to be the water service provider within the development.

If you have any questions or require additional information on this matter, please contact me at 480-951-1515 extension 215.

Sincerely,

LR 77 Investments, LLC

By: Brooks Realty & Advisory Group Inc., Manager

By: 
Michael P. Sawhill, President



LAMPLIGHT CAPITAL
& ASSET MANAGEMENT

September 29, 2016

EPCOR Water Arizona Inc.
Attn: Brad Finke, Engineering Manager
2355 W. Pinnacle Peak Road, Suite 300
Phoenix, Arizona 85027

Sent via e-mail to: bfinke@epcor.com

Subject: Request for Water Service

Dear Mr. Finke:

Lamplight Capital & Asset Management, LLC, a Texas Limited Liability Company, owns 109 lots in the residential development of Laughlin Ranch in Bullhead City, Arizona. These lots, located in Tract 5152, encompass approximately 65 acres within the development. Lamplight Capital & Asset Management, LLC respectfully requests EPCOR Water Arizona, Inc. to provide potable water service to these lots, and fully supports EPCOR to be the water service provider within the development.

If you have any questions or require additional information on this matter, please feel free to contact me directly.

Sincerely,

Daniel B. Reid
Principal / President - Asset Management
Lamplight Capital & Asset Management, LLC
10375 Richmond Ave. | Suite #1010 | Houston, TX 77042
713-284-5069 (Office) | 713-859-9970 (Cell)
daniel.reid@lamplightcapital.com
www.lamplightcapital.com

Lamplight Capital & Asset Management, LLC
10375 Richmond Ave. | Suite #1010 | Houston, TX 77042
713-284-5069 (Tel) | 713-284-5051 (FAX)
www.lamplightcapital.com

September 20, 2016

EPCOR Water Arizona Inc.
Attn: Brad Finke, Engineering Manager
2355 W. Pinnacle Peak Road, Suite 300
Phoenix, Arizona 85027

Sent via e-mail to: bfinke@epcor.com

Subject: **Request for Water Service**

Dear Mr. Finke:

LR Asset Investment LP, an Arizona Limited Partnership, owns 158 lots in the residential development of Laughlin Ranch in Bullhead City, Arizona. These lots encompass approximately 48 acres within the development. LR Asset Investment requests EPCOR Water Arizona Inc. to provide potable water service to these lots, and fully supports EPCOR to be the water service provider within the development.

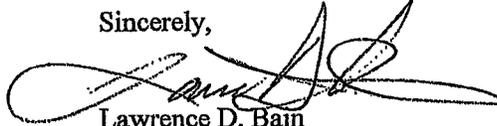
If you have any questions or require additional information on this matter, please contact me at 480 620 9544

Sincerely,



Again, LR Water believes this is the best solution for Laughlin Ranch. We will continue to keep you updated throughout the transition. Should you have immediate questions, please email Chris Kaplan, Asset Manager, IMH Financial Corporation, at ckaplan@imhfc.com. You can also learn more about EPCOR Water and its commitment to the Bullhead City area by visiting www.epcor.com.

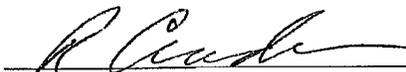
Sincerely,



Lawrence D. Bain
Chairman & CEO

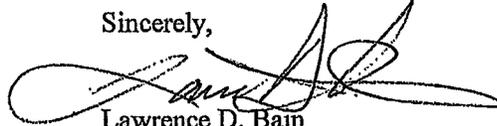
IMH Financial Corporation, in its capacity as member of IMH
LR Clubhouse, LLC, the sole member of LR Water, LLC

LAUGHLIN RANCH HOMEOWNER:

	9/21/16
Signature	Date
REDACTED	
Printed Name	
REDACTED	
Address	

Again, LR Water believes this is the best solution for Laughlin Ranch. We will continue to keep you updated throughout the transition. Should you have immediate questions, please email Chris Kaplan, Asset Manager, IMH Financial Corporation, at ckaplan@imhfc.com. You can also learn more about EPCOR Water and its commitment to the Bullhead City area by visiting www.epcor.com.

Sincerely,



Lawrence D. Bain
Chairman & CEO

IMH Financial Corporation, in its capacity as member of IMH
LR Clubhouse, LLC, the sole member of LR Water, LLC

LAUGHLIN RANCH HOMEOWNER:


Signature

9/19/16
Date

REDACTED

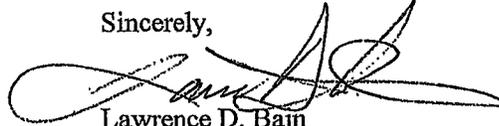
Printed Name

REDACTED

Address

Again, LR Water believes this is the best solution for Laughlin Ranch. We will continue to keep you updated throughout the transition. Should you have immediate questions, please email Chris Kaplan, Asset Manager, IMH Financial Corporation, at ckaplan@imhfc.com. You can also learn more about EPCOR Water and its commitment to the Bullhead City area by visiting www.epcor.com.

Sincerely,



Lawrence D. Bain
Chairman & CEO
IMH Financial Corporation, in its capacity as member of IMH
LR Clubhouse, LLC, the sole member of LR Water, LLC

LAUGHLIN RANCH HOMEOWNER:

 9/18/16
Signature Date

REDACTED

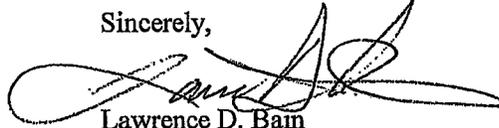
Printed Name

REDACTED

Address

Again, LR Water believes this is the best solution for Laughlin Ranch. We will continue to keep you updated throughout the transition. Should you have immediate questions, please email Chris Kaplan, Asset Manager, IMH Financial Corporation, at ckaplan@imhfc.com. You can also learn more about EPCOR Water and its commitment to the Bullhead City area by visiting www.epcor.com.

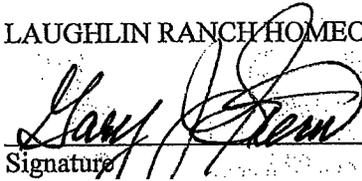
Sincerely,



Lawrence D. Bain
Chairman & CEO

IMH Financial Corporation, in its capacity as member of IMH
LR Clubhouse, LLC, the sole member of LR Water, LLC

LAUGHLIN RANCH HOMEOWNER:


Signature

9/20/16
Date

REDACTED

Printed Name

REDACTED

Address

LAUGHLIN RANCH HOMEOWNER:

Richard S. Lam
Signature

9-18-16
Date

REDACTED

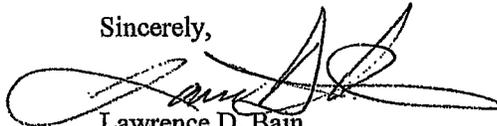
Printed Name

REDACTED

Address

Again, LR Water believes this is the best solution for Laughlin Ranch. We will continue to keep you updated throughout the transition. Should you have immediate questions, please email Chris Kaplan, Asset Manager, IMH Financial Corporation, at ckaplan@imhfc.com. You can also learn more about EPCOR Water and its commitment to the Bullhead City area by visiting www.epcor.com.

Sincerely,



Lawrence D. Bain
Chairman & CEO

IMH Financial Corporation, in its capacity as member of IMH
LR Clubhouse, LLC, the sole member of LR Water, LLC

LAUGHLIN RANCH HOMEOWNER:



Signature

Date

REDACTED

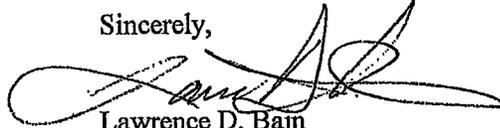
Printed Name

REDACTED

Address

Again, LR Water believes this is the best solution for Laughlin Ranch. We will continue to keep you updated throughout the transition. Should you have immediate questions, please email Chris Kaplan, Asset Manager, IMH Financial Corporation, at ckaplan@imhfc.com. You can also learn more about EPCOR Water and its commitment to the Bullhead City area by visiting www.epcor.com.

Sincerely,



Lawrence D. Bam
Chairman & CEO

IMH Financial Corporation, in its capacity as member of IMH
LR Clubhouse, LLC, the sole member of LR Water, LLC

LAUGHLIN RANCH HOMEOWNER:

Patricia Meddott 9-20-14
Signature Date

REDACTED

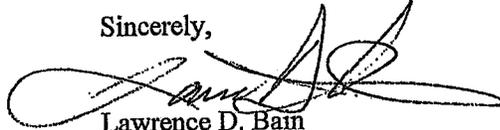
Printed Name

REDACTED

Address

Again, LR Water believes this is the best solution for Laughlin Ranch. We will continue to keep you updated throughout the transition. Should you have immediate questions, please email Chris Kaplan, Asset Manager, IMH Financial Corporation, at ckaplan@imhfc.com. You can also learn more about EPCOR Water and its commitment to the Bullhead City area by visiting www.epcor.com.

Sincerely,



Lawrence D. Bain
Chairman & CEO

IMH Financial Corporation, in its capacity as member of IMH
LR Clubhouse, LLC, the sole member of LR Water, LLC

LAUGHLIN RANCH HOMEOWNER:

 _____
Signature Date

REDACTED

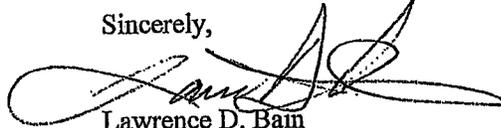
Printed Name

REDACTED

Address

Again, LR Water believes this is the best solution for Laughlin Ranch. We will continue to keep you updated throughout the transition. Should you have immediate questions, please email Chris Kaplan, Asset Manager, IMH Financial Corporation, at ckaplan@imhfc.com. You can also learn more about EPCOR Water and its commitment to the Bullhead City area by visiting www.epcor.com.

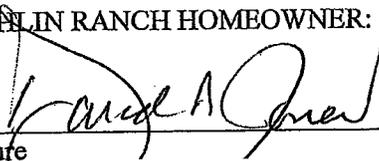
Sincerely,



Lawrence D. Bam
Chairman & CEO
IMH Financial Corporation, in its capacity as member of IMH
LR Clubhouse, LLC, the sole member of LR Water, LLC

LAUGHLIN RANCH HOMEOWNER:

Signature



Date

9-24-2016

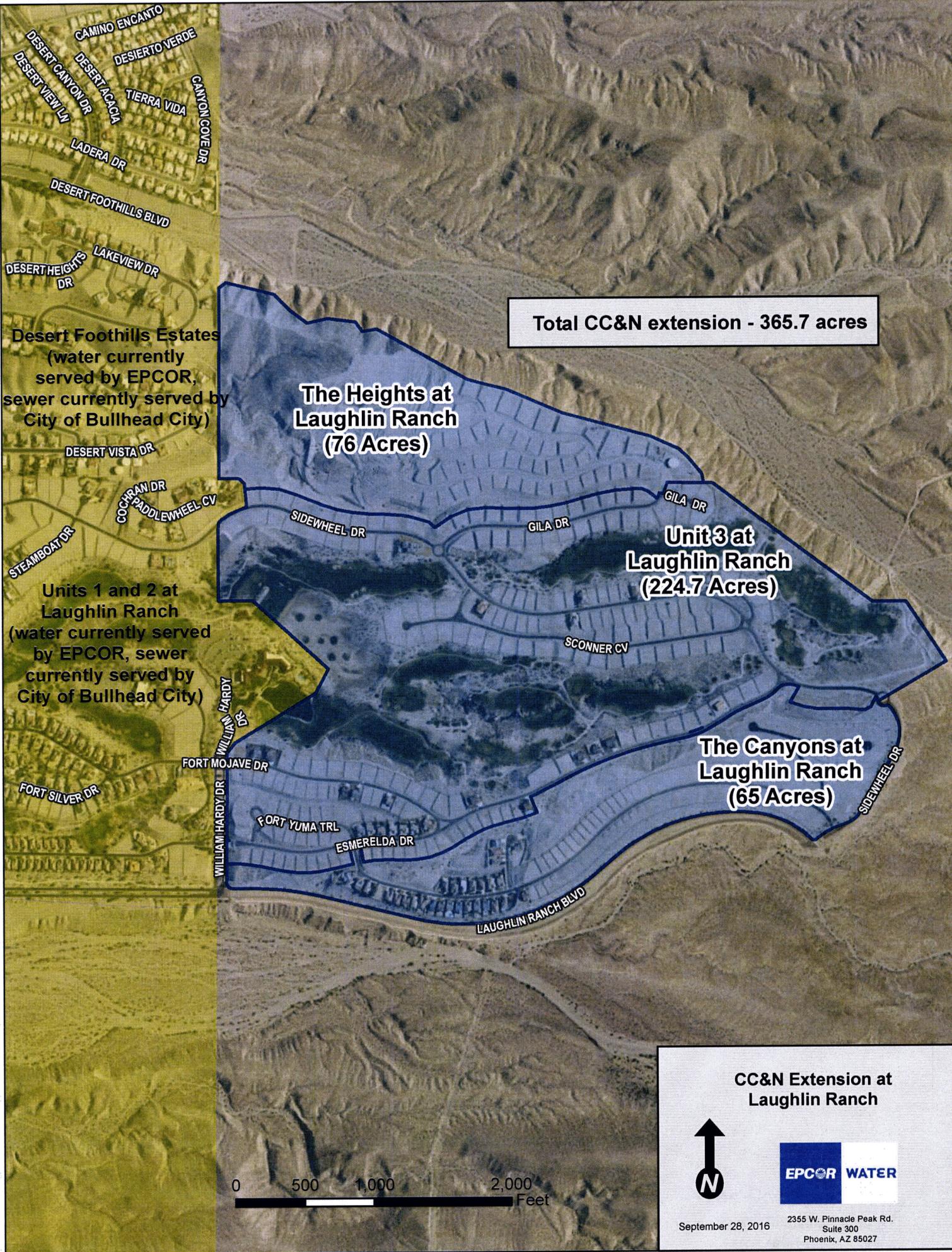
REDACTED

Printed Name

REDACTED

Address

Exhibit 12



Total CC&N extension - 365.7 acres

The Heights at Laughlin Ranch
(76 Acres)

Unit 3 at Laughlin Ranch
(224.7 Acres)

The Canyons at Laughlin Ranch
(65 Acres)

Desert Foothills Estates
(water currently served by EPCOR,
sewer currently served by City of Bullhead City)

Units 1 and 2 at Laughlin Ranch
(water currently served by EPCOR,
sewer currently served by City of Bullhead City)

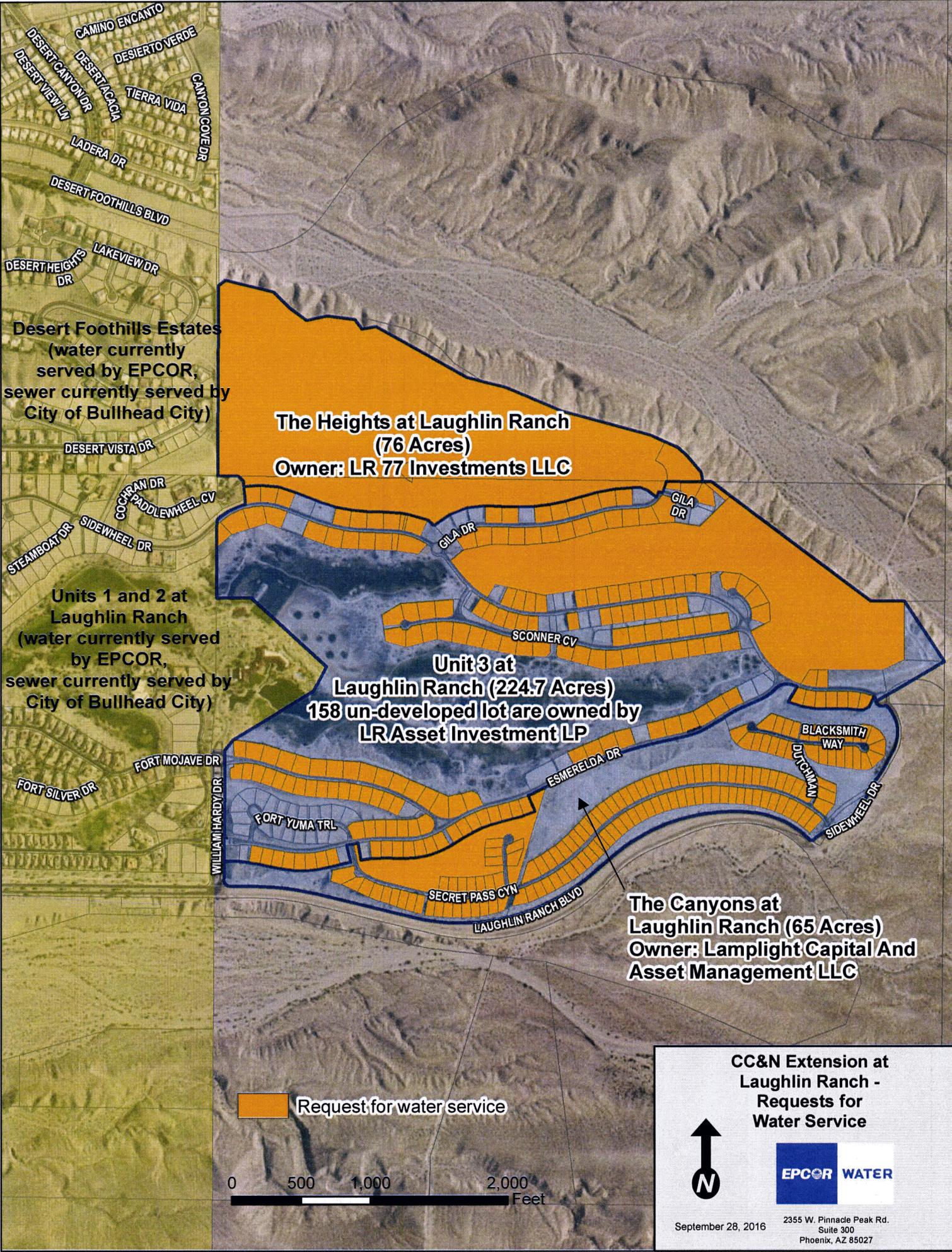
CC&N Extension at Laughlin Ranch



September 28, 2016

2355 W. Pinnacle Peak Rd.
Suite 300
Phoenix, AZ 85027

0 500 1,000 2,000 Feet



Desert Foothills Estates
(water currently served by EPCOR,
sewer currently served by
City of Bullhead City)

**The Heights at Laughlin Ranch
(76 Acres)
Owner: LR 77 Investments LLC**

Units 1 and 2 at
Laughlin Ranch
(water currently served
by EPCOR,
sewer currently served by
City of Bullhead City)

**Unit 3 at
Laughlin Ranch (224.7 Acres)
158 un-developed lot are owned by
LR Asset Investment LP**

**The Canyons at
Laughlin Ranch (65 Acres)
Owner: Lamplight Capital And
Asset Management LLC**

 Request for water service

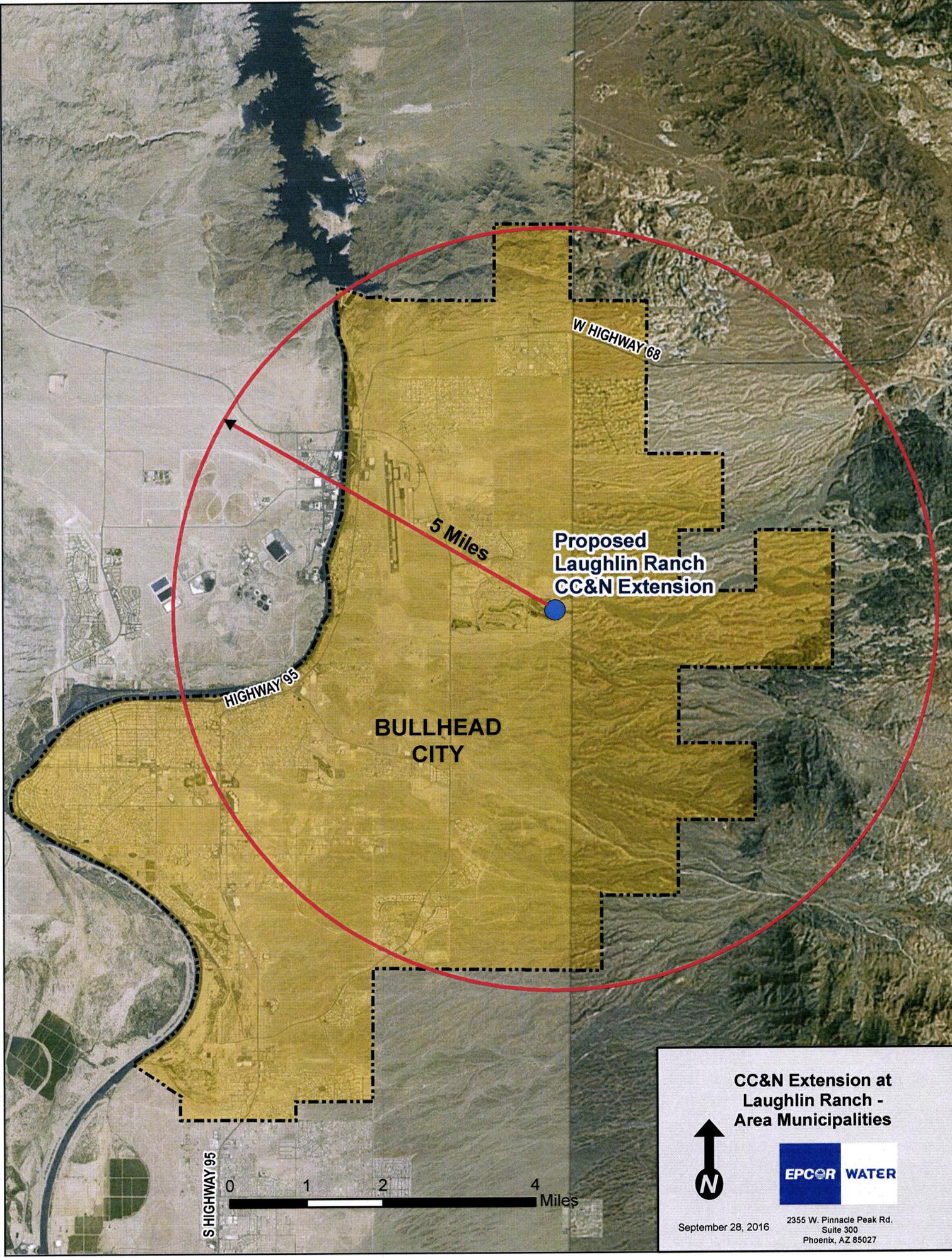
0 500 1,000 2,000 Feet

**CC&N Extension at
Laughlin Ranch -
Requests for
Water Service**



September 28, 2016

2355 W. Pinnacle Peak Rd.
Suite 300
Phoenix, AZ 85027



Proposed
Laughlin Ranch
CC&N Extension

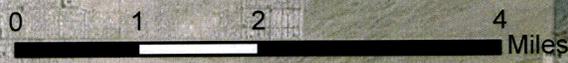
BULLHEAD
CITY

W HIGHWAY 68

HIGHWAY 95

S HIGHWAY 95

5 Miles



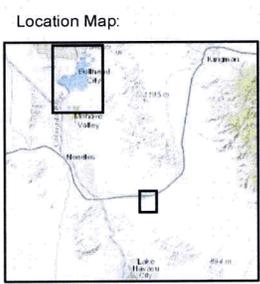
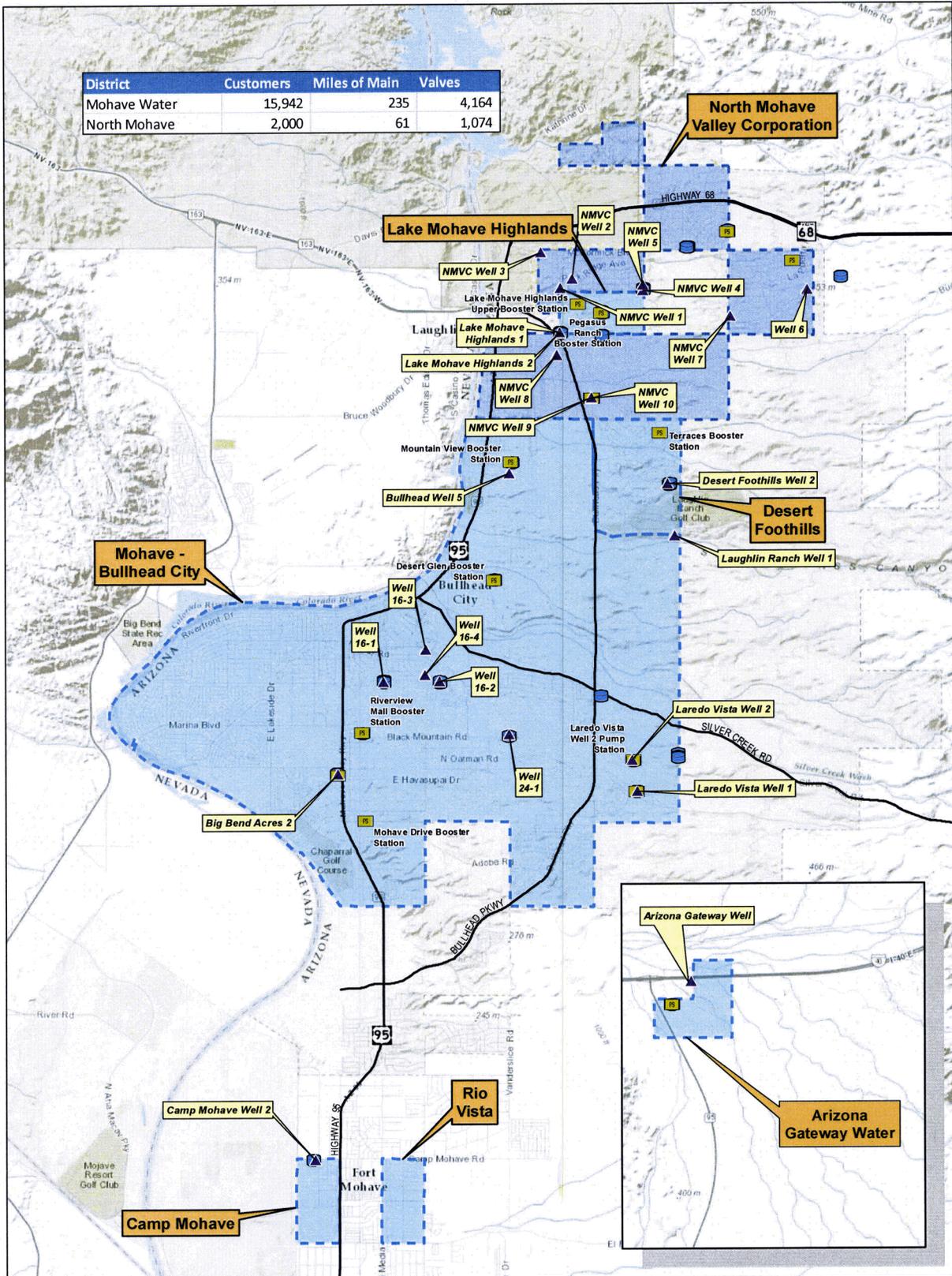
**CC&N Extension at
Laughlin Ranch -
Area Municipalities**



September 28, 2016

2355 W. Pinnacle Peak Rd.
Suite 300
Phoenix, AZ 85027

District	Customers	Miles of Main	Valves
Mohave Water	15,942	235	4,164
North Mohave	2,000	61	1,074



Created: February 2, 2015
 Prepared by: J Patterson
 File name: MhoveCCNs.mxd
 Data source: EPCOR Water

0 1 2 Miles

- Legend:
- ▲ Well
 - Pump Station
 - Tank
 - Mohave District
 - NMVC District

Mohave & NMVC Water Districts

2355 W. Pinnacle Peak Rd.
 Suite 300
 Phoenix, AZ 85027

Exhibit 13

Mr. Toby Cotter
City Manager
City of Bullhead City
2355 Trane Road
Bullhead City, AZ 86429

Re: Application for Extension of Certificated Area

Dear Mr. Cotter:

On _____, EPCOR Water Arizona, Inc. filed an application with the Arizona Corporation Commission (ACC) for an extension of its certificate of convenience and necessity for the Mohave water district.

The extension would bring the Laughlin Ranch community, which is adjacent to the Mohave water district but not currently served by EPCOR, into the Mohave water service area. Prior to filing the application, both LR Water (the current water service provider) and EPCOR notified Laughlin Ranch homeowners by mail that this application would be filed and provided information explaining why EPCOR had been asked to become the new water service provider for the community, how to contact both companies and the ACC, and other helpful information.

The application has been docketed by the ACC in Docket No. WS-01303A-16-____. If EPCOR's application is approved, the company plans to provide water service in the extension area for residential, commercial and industrial purposes.

I have enclosed a copy of the application and the notices that were sent to Laughlin Ranch homeowners for your files.

Very Truly Yours,

Troy Day
Vice President of Arizona Operations

Enclosure

Exhibit 14



INTRODUCING EPCOR

Important Information for Laughlin Ranch Homeowners About Your Water Service

As the largest private water provider in Arizona, EPCOR delivers water and wastewater service to more than 350,000 people across 22 communities, including over 39,000 people in the Bullhead City area. With a focus on safe, reliable and high quality water, and the protection and careful management of our water resources now and for the future, we're dedicated to the customers and communities we serve.

WHY ARE YOU RECEIVING THIS NOTICE?

On September 13, 2016 you were sent a letter from your current water provider, LR Water, LLC ("LR Water"), sharing that EPCOR Water Arizona Inc. ("EPCOR" or the "Applicant") has been asked to become the new water provider for Laughlin Ranch. As a property owner served by LR Water, you're receiving this to provide more information about the application that will be filed with the Arizona Corporation Commission ("ACC") and how you can participate in the process.

WHAT IS EPCOR APPLYING FOR?

EPCOR has agreed to become the new water service provider for Laughlin Ranch. In order to perform that role, EPCOR must file an application with the ACC requesting approval to extend EPCOR's existing Certificate of Convenience and Necessity ("CC&N"), bringing Laughlin Ranch into EPCOR's current Mohave water district. A CC&N is authorized by the ACC and grants a utility the exclusive right and responsibility to provide water services within a specified area under rates, charges, terms and conditions established by the ACC. A CC&N does not prohibit an individual from providing services only to themselves using their own facilities on their own property. However, other applicable laws may restrict such activity.

If EPCOR's application is granted, EPCOR will be the exclusive water services provider for the Laughlin Ranch community and will be required by the ACC to provide water service under the rates, charges, terms and conditions established by the ACC for the Mohave water district.

WHY IS EPCOR APPLYING TO BECOME LAUGHLIN RANCH'S WATER PROVIDER?

LR Water was intended to be a temporary water service solution for the Laughlin Ranch community. Now that the Laughlin Ranch community has grown, a new water solution is needed and EPCOR has agreed to become the new water provider for Laughlin Ranch.

Water is a valuable resource. Costs to provide water and water service are increasing as resources are strained, systems age and must be maintained, repaired and replaced, and federal and state requirements for safe drinking water must be met.

It is no longer sustainable for LR Water to provide that service at no cost to homeowners. EPCOR currently provides service to approximately 16,000 service connections in the Mohave water district and has the capital resources and operational expertise necessary to provide safe, reliable service. Because EPCOR's Mohave water district is adjacent to the Laughlin Ranch community, we are ideally positioned to serve your community safely and efficiently. LR Water and EPCOR believe that extending EPCOR's service area to include Laughlin Ranch is the most economical water solution to benefit the Laughlin Ranch homeowners.

CONTINUED >

WHEN WILL THE APPLICATION BE FILED?

EPCOR expects to file the application with the ACC on or about September 30, 2016.

Where to Find More Information and a Copy of the Application.

Once filed, copies of the application will be available during regular business hours at the offices of LR Water at 7001 N. Scottsdale Rd, Suite 2050, Scottsdale, Arizona 85253, EPCOR at 860 W Gemstone Avenue, Bullhead City, Arizona 86442 and 2355 W Pinnacle Peak, Suite 300, Phoenix, Arizona 85027, the ACC's Docket Control Center at 1200 W Washington Street, Phoenix, Arizona and 400 West Congress Street, Suite 218, Tucson, Arizona, and on the internet at epcor.com and via the ACC website – www.azcc.gov – using the e-Docket function.

How to Contact the Arizona Corporation Commission.

The ACC will hold a hearing on the application and, as a property owner, you may have the right to intervene, and may appear at the hearing to make a statement on your own behalf even if you do not intervene in the process. **If you do not intervene, you may not receive further notice of proceedings for this application. However, all documents related to this application will be available online, usually within 24 hours of docketing, at the ACC's website – www.azcc.gov – using the e-Docket function.** EPCOR will continue to keep customers informed of any changes to their water service.

For the date and time of the hearing, contact the ACC's Consumer Services Division at 602-542-4251 or 1-800-222-7000 in Phoenix or 520-628-6550 or 1-800-535-0148 in Tucson.

About Intervention.

Arizona state law provides for an open public process at which, under appropriate circumstances, interested parties may intervene. Any person or entity entitled by law to intervene and having a direct and substantial interest in the matter will be permitted to intervene. **For information about requesting intervention, use the "Intervention in Utility Cases" link on the ACC's website (www.azcc.gov). You may also contact the ACC's Consumer Services Division at 602-542-4251 or 1-800-222-7000.**

ADA/Equal Access Information.

The ACC does not discriminate on the basis of disability in admission to its public meetings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, as well as request this document in an alternative format, by contacting the ADA Coordinator, Shaylin Bernal, by email at SABernal@azcc.gov or voice phone number 602-542-3931. Requests should be made as early as possible to allow time to arrange the accommodation.

FOR MORE INFORMATION AND QUESTIONS.

Property owners in Laughlin Ranch who have questions or concerns about the application, who have objections to approval of the application or wish to make a statement in support of the application can contact the Consumer Services Division of the ACC at 602-542-4251 or 1-800-222-7000 in Phoenix or 520-628-6550 or 1-800-535-0148 in Tucson. You can reach EPCOR at 1-800-383-0834 and LR Water at 480.840.8400.

Exhibit 15

The Company has requested an Approval to Construct facilities in the requested CC&N extension area from ADEQ and will provide that approval to the Commission as soon as it is received.

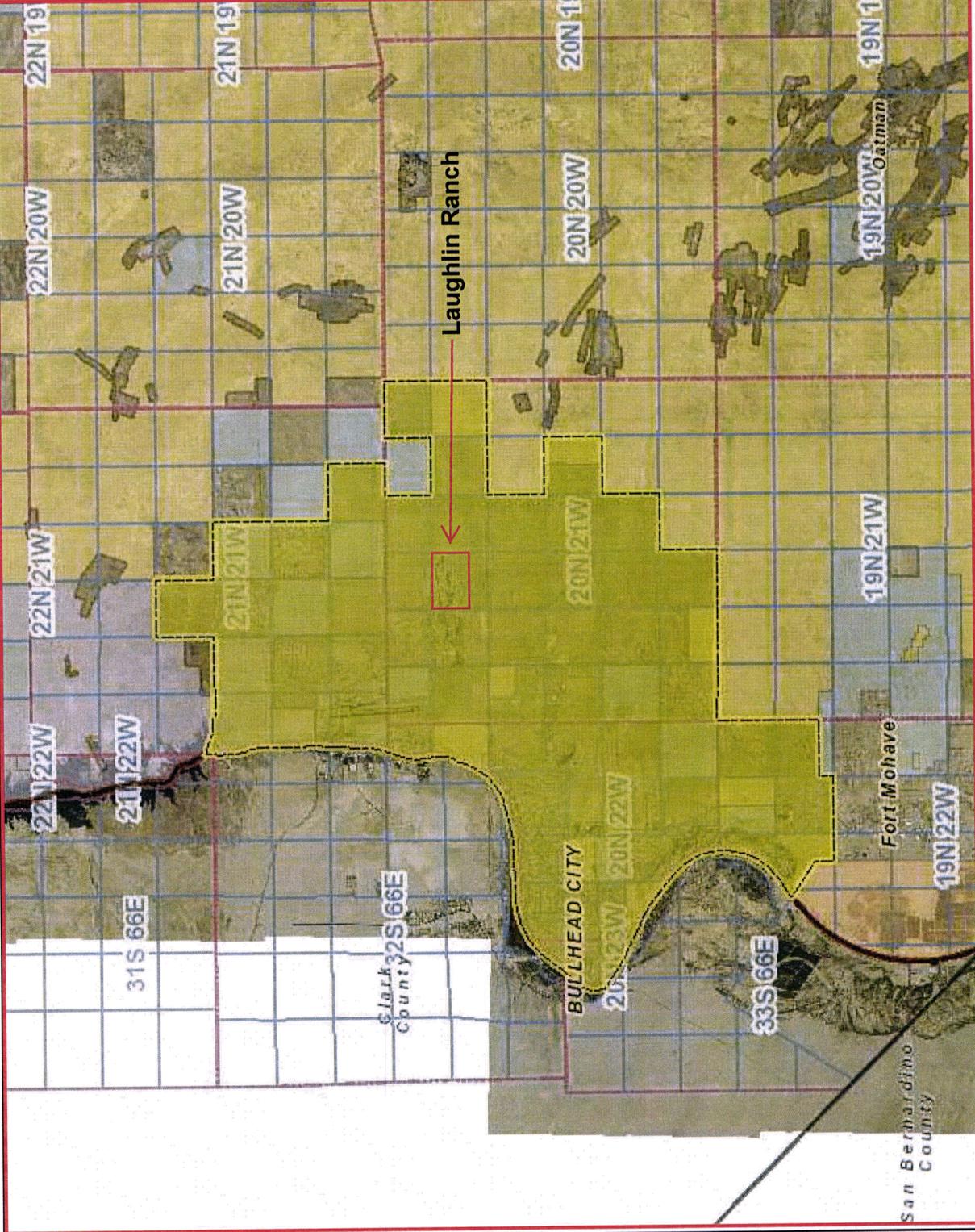
Exhibit 16

EPCOR Water Arizona Inc.
Estimated Number of Customers

	Residential	Commercial	Industrial	Irrigation
Year 1	57	6	0	0
Year 2	67	6	0	0
Year 3	77	6	0	0
Year 4	87	6	0	0
Year 5	97	6	0	0

Based on the Company's discussions with the current landowner of several shovel ready parcels, upon completion of the CCN transfer the Company expects aggressive selling to begin. Quarterly sales/growth has been estimated at 3 to 4 lots, for a total of 12 to 16 homes per year. Erring on the side of caution, the calculations included in this application include 10 homes per year.

Exhibit 17



Legend
(less than 1:200,000 scale)

Township/Range
 Township/Range

Section
 Section

Surface Management

- AZ Game and Fish
- Bureau of Land Management
- Bureau of Reclamation
- City or County Parks
- Indian Reservation
- Military Reservation
- National Parks
- National Wildlife Refuge
- Other
- Private
- State Parks
- State Trust
- US Forest Service

N

 S
 W E

1: 200,176

Notes:

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <http://gis.mohavecounty.us>

0 16,681.3 33,362.6 Feet

(approximate scale)

© 2012 Mohave County Information Technology

Map Created: 9/21/2016

Exhibit 18

Original SHEET NO. 6aEPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Mohave Water District

(Name of Service Area)

Youth Conservation Education Program Tariff – BMP 2.2

PURPOSE

A program for the Company to promote water conservation by increasing students' understanding of water resources and the need to conserve (Modified Non-Per Capita Conservation Program BMP Category 2: Conservation Education and Training 2.2: Youth Conservation Education Program).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. The Company or designated representative shall work with schools in its service area to increase students' understanding of water resources and to promote water conservation.
2. The Company shall provide a combination of instructional assistance, education materials, teacher education, classroom presentations, and field trips to water related facilities.
3. The Company shall provide the following teacher resources.
 - a. Offer Project WET (Water Education for Teachers) workshops to teachers twice yearly. In lieu of Project WET the Company may market its Water Conservation Assembly Program to all schools within its service area. The Water Conservation Assembly Program will focus on teaching students about water resources and water conservation. The assembly itself will be an interactive water conservation discussion.
 - b. Provide free resource materials and information upon request.
 - c. Provide in-classroom presentations upon request.
4. The Company shall make available free take home educational materials for elementary school students.
5. The Company shall keep a record of the following information and make it available upon request.
 - a. A description of the youth conservation education process implemented.
 - b. The number of students reached (or an estimate).
 - c. A description of the written water conservation material provided free to students.
 - d. Costs of the Youth Conservation Education Program implementation.

ISSUED: February 20, 2012
Month Day YearEFFECTIVE: January 20, 2012
Month Day YearISSUED BY: Tom Broderick, Director, Rates2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027Decision No. 72741**APPROVED FOR FILING****DECISION # 73145**

EPCOR Water Arizona, Inc.
(Name of Company)
(623) 445-2416
(Water Conservation Phone)

Original SHEET NO. 6c

Mohave Water District
(Name of Service Area)

Residential Audit Program Tariff – BMP 3.1

PURPOSE

A program for the Company to promote water conservation by providing customers with information on performing water audits to determine conservation opportunities at their residence (Modified Non-Per Capita Conservation Program BMP Category 3: Outreach Services 3.1: Residential Audit Program).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. The Company shall offer self-audit information.
2. The Company or designated representative shall provide all customers that request them with a self-audit kit.
3. The kit shall include detailed instructions and tools for completing the water audit including information on how to check their water meter. The audit kit shall include but not be limited to information on checking the following components: irrigation system, pool, water features, toilets, faucets and shower.
4. If requested, the Company shall assist the customer in a self-water audit and assist the customer in determining what might be causing high water usage as well as supply customer with information regarding water conservation and landscape watering guidelines. As part of the water audit, and if requested to do so by the customer, the Company shall confirm the accuracy of the customer meter (applicable meter testing fees shall apply).
5. The Company shall keep a record of the following information and make it available to the Commission upon request:
 - a. A description of the water conservation material provided in the kit.
 - b. The number of kits provided to customers.
 - c. Implementation costs of the Residential Audit Program.

ISSUED: February 20, 2012
Month Day Year

EFFECTIVE: January 20, 2012
Month Day Year

ISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 72741

APPROVED FOR FILING
DECISION # 73145

Original SHEET NO. 6dEPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Mohave Water District

(Name of Service Area)

Residential Interior Retrofit Program Tariff – BMP 3.4

PURPOSE

A program for the Company to promote water conservation by providing residential customers free or low cost plumbing fixtures for their residence (Modified Non-Per Capita Conservation Program BMP Category 3: Outreach Services 3.4: Residential Interior Retrofit Program).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. The Company or designated representative shall provide to residential customers that request them that live in homes built prior to the adoption of the 1990 Uniform Plumbing Code free or low cost low water use fixtures such as faucets, faucet aerators, low flow shower heads, toilets and toilet dams. The Company must offer the fixtures/fixture retrofits to all residential customers meeting the above criteria unless the Company can demonstrate that targeting certain portions of its water service area is likely to yield the highest participation and/or potential water savings.

1. The Company or designated representative shall provide to residential customers
2. The fixtures or retrofit kit shall include detailed instructions for installing the retrofit fixtures.
3. The Company shall select appropriate communications channels to advertize the program.
4. The Company shall keep a record of the following information and make it available to the Commission upon request:
 - a. A description of the Residential Interior Retrofit Program including a description of the fixtures provided to customers and estimated water savings as a result of Program implementation.
 - b. The number of retrofit fixtures requested by customers and the number of fixtures provided.
 - c. Costs of the Residential Interior Retrofit Program.

ISSUED: February 20, 2012
Month Day YearEFFECTIVE: January 20, 2012
Month Day YearISSUED BY: Tom Broderick, Director, Rates2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027Decision No. 72741**APPROVED FOR FILING****DECISION # 73145**

EPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Original SHEET NO. 6e

Mohave Water District

(Name of Service Area)

Customer High Water Use Inquiry Resolution Tariff – BMP 3.6

PURPOSE

A program for the Company to assist its customers with their high water-use inquiries and complaints (Modified Non-Per Capita Conservation Program BMP Category 3: Outreach Services 3.6: Customer High Water Use Inquiry Resolution).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. The Company shall handle high water use inquiries as calls are received.
2. Calls shall be taken by a customer service representative who has been trained on typical causes of high water consumption as well as leak detection procedures that customers can perform themselves.
3. Upon request by the customer or when the Company determines it is warranted, a trained Field Technician shall be sent to the customer's residence to verify consumption and conduct a leak detection inspection and further assist the customer with water conservation measures.
4. The Company shall follow up on every customer inquiry or complaint and keep a record of inquiries and follow-up activities. The Company shall make this information available to the Commission upon request.

ISSUED: February 20, 2012
Month Day Year

EFFECTIVE: January 20, 2012
Month Day Year

ISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 72741

APPROVED FOR FILING
DECISION # 73145

EPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Original SHEET NO. 6g

Mohave Water District

(Name of Service Area)

Customer High Water Use Notification Tariff – BMP 3.7

(Continued)

6. The Company shall offer water conservation information that could benefit the customer, such as, but not limited to, audit programs, publications, and rebate programs.
7. The Company shall assist the customer in determining what might be causing the high water usage as well as offer the customer information regarding water conservation and landscape watering guidelines. The Company shall confirm the accuracy of the customer meter if requested to do so by the customer (applicable meter testing fees shall apply).
8. The type of notification, the timing of the notification (i.e., how long after high water use was discovered by the Company), and the criteria used for determining which customers are notified shall be recorded. The Company shall make this information available to the Commission upon request.

ISSUED: February 20, 2012
Month Day Year

EFFECTIVE: January 20, 2012
Month Day Year

ISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 72741

APPROVED FOR FILING
DECISION # 73145

EPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Original SHEET NO. 6hMohave Water District

(Name of Service Area)

Leak Detection Program Tariff – BMP 4.1

PURPOSE

A program for the Company to systematically evaluate its water distribution system to identify and repair leaks (Modified Non-Per Capita Conservation Program Best Management Practice Category 4: Physical System Evaluation and Improvement 4.1 Leak Detection Program).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

On a systematic basis, the Company shall perform leak detection inspections of its distribution system to identify and fix leaks.

This program shall be implemented through a strategy of targeting certain portions of the water service area which will yield the highest potential for water savings first.

1. The Company shall implement a comprehensive leak detection and repair program to attain and maintain a goal of less than 10 percent unaccounted for water loss in its system(s). The program must include auditing procedures, in-field leak detection and repair efforts. The Company shall take whatever practical steps are necessary to ensure that its water system is operating at optimal efficiency.
2. On a systematic basis, at least every two years (annually for smaller systems), the Company shall visually inspect its above ground water distribution system (to include hydrants, valves, tanks, pumps, etc. in the distribution system) to identify and repair leaks. Detection shall be followed by repair or in some cases replacement. Repair vs. replacement will depend upon site-specific leakage rates and costs.
3. Leak Detection efforts should focus on the portion of the distribution system with the greatest expected problems, including:
 - a. areas with a history of excessive leak and break rates;
 - b. areas where leaks and breaks can result in the heaviest property damage;
 - c. areas where system pressure is high;
 - d. areas exposed to stray current and traffic vibration;
 - e. areas near stream crossings; and,
 - f. areas where loads on pipe may exceed design loads.

(Continued on Sheet No. 6i)

ISSUED: February 20, 2012
Month Day Year

EFFECTIVE: January 20, 2012
Month Day Year

ISSUED BY: Tom Broderick, Director, Rates

2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027

Decision No. 72741

APPROVED FOR FILING

DECISION # 73145

Original SHEET NO. 6jEPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Mohave Water District

(Name of Service Area)

Meter Repair and/or Replacement Tariff – BMP 4.2

PURPOSE

A program for the Company to systematically assess all in-service water meters (including Company production meters) in its water service area to identify under-registering meters and to repair or replace them (Modified Non-Per Capita Conservation Program Best Management Practice Category 4: Physical System Evaluation and Improvement 4.2 Meter Repair and/or Replacement Program).

REQUIREMENTS

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission and were adapted from the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. On a systematic basis, the Company will replace all 2-inch and smaller in-service water meters at least once every fifteen years.
2. The Company will test all meters that have caused a meter reading complaint to be filed with the Arizona Corporation Commission.
3. Meters larger than 2-inch shall be tested for one of the following reasons:
 - a. A meter reading complaint is filed with the Company by a customer or Arizona Corporation Commission Staff,
 - b. A meter has been in service for five years.
4. The test will be accomplished by one of the following:
 - a. Having the meter pulled and having a Company Technician physically inspect each meter and its fittings for leaks, registers which may have become loose or are not properly attached to the meter and could be under-registering or other broken parts which need repair.
 - b. Utilizing equipment to verify that all electronic components are within manufacturer specifications and are operating properly.
5. In addition, meters shall be randomly selected for flow testing utilizing a flow through detector testing meter.
6. All replacement water meters shall register in gallons:
 - a. All new 1-inch and smaller meters that are installed will register usage in 1 gallon increments,
 - b. All new 1-1/2-inch through 4-inch meters that are installed will register in 10 gallon increments, and
 - c. All new 6-inch and larger meters that are installed will register in 100 gallon increments.
7. The Company shall keep records on the number of meters that were replaced and make this information available to the Commission upon request.

ISSUED: February 20, 2012
Month Day YearEFFECTIVE: January 20, 2012
Month Day YearISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027Decision No. 72741

APPROVED FOR FILING
DECISION # 73145

Original SHEET NO. 6kEPCOR Water Arizona, Inc.

(Name of Company)

(623) 445-2416

(Water Conservation Phone)

Mohave Water District

(Name of Service Area)

WATER SYSTEM TAMPERING TARIFF – BMP 5.2

PURPOSE

The purpose of this tariff is to promote the conservation of groundwater by enabling the Company to bring an action for damages or to enjoin any activity against a person who tampers with the water system.

REQUIREMENTS:

The requirements of this tariff are governed by Rules of the Arizona Corporation Commission, specifically Arizona Administrative Code ("AAC") R14-2-410 and the Arizona Department of Water Resources' Required Public Education Program and Best Management Practices in the Modified Non-Per Capita Conservation Program.

1. In support of the Company's water conservation goals, the Company may bring an action for damages or to enjoin any activity against a person who: (1) makes a connection or reconnection with property owned or used by the Company to provide utility service without the Company's authorization or consent; (2) prevents a Company meter or other device used to determine the charge for utility services from accurately performing its measuring function; (3) tampers with property owned or used by the Company; or (4) uses or receives the Company's services without the authorization or consent of the Company and knows or has reason to know of the unlawful diversion, tampering or connection. If the Company's action is successful, the Company may recover as damages three times the amount of actual damages.
2. Compliance with the provisions of this tariff will be a condition of service.
3. The Company shall make available to all its customers a complete copy of this tariff and AAC R14-2-410. The customers shall follow and abide by this tariff.
4. If a customer is connected to the Company water system and the Company discovers that the customer has taken any of the actions listed in No. 1 above, the Company may terminate service per AAC R14-2-410.
5. If a customer believes he/she has been disconnected in error, the customer may contact the Commission's Consumer Services Section at 1-800-222-7000 to initiate an investigation.

ISSUED: February 20, 2012
Month Day YearEFFECTIVE: January 20, 2012
Month Day YearISSUED BY: Tom Broderick, Director, Rates
2355 W. Pinnacle Peak Rd., Suite 300, Phoenix, AZ 85027Decision No. 72741**APPROVED FOR FILING****DECISION # 73145**

Exhibit 19

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DEPARTMENT OF WATER RESOURCES

BEFORE THE DIRECTOR

**IN THE MATTER OF THE APPLICATION OF)
THE CITY OF BULLHEAD CITY)
FOR A MODIFICATION OF A DESIGNATION AS)
HAVING AN)
ADEQUATE WATER SUPPLY)**

AWS No. 2007-010

DECISION AND ORDER

No. 41-400649.0001

I. INTRODUCTION

On February 25, 2005, the Department of Water Resources (Department) received an application from the City of Bullhead City (Bullhead) requesting that the Department modify Bullhead's designation of adequate water supply pursuant to A.R.S. § 45-108 and A.A.C. R12-15-701 *et seq.*

After receiving Bullhead's application for a modification of its designation of adequate water supply, the Department reviewed the application and relevant information regarding the designation modification request, including 1) contracts for the proposed sources of supply submitted with the application and on file with the Department and 2) information regarding Bullhead's financial capability to construct the necessary delivery system, treatment works and storage facilities. Based on that information, the Department makes the following Findings of Fact, Conclusions of Law, Order of Designation and Conditions of Designation:

II. FINDINGS OF FACT

A. General

1. Bullhead is a municipal water provider that has provided water to customers within its operating system since June 2007.
2. Bullhead has entered into contracts with three private water companies: Arizona-American Water Company, Bermuda Water Company, Inc., and North Mohave Valley Corporation (collectively "Water Companies"). The Water Companies provide water service within an area termed the "Contract Area."

1 The agreements between Bullhead and each of the Water Companies authorize the Water Companies to
2 provide Colorado River water available to Bullhead to customers within the Contract Area.

3 3. On August 1, 2002, the Director designated Bullhead as having an adequate water supply in Decision
4 and Order No. AWS 2002-004.

5 **B. Water Demands**

6 4. Bullhead's current demand as of calendar year 2006 is 12,000 acre-feet per year (current demand).

7 The current demand includes the demands of the Water Companies' service areas.

8 5. Bullhead's committed demand as of calendar year 2006 is 2,139 acre-feet per year (committed
9 demand). The committed demand includes the demands of the Water Companies' service areas.

10 6. Bullhead's projected demand in 2015 is 7,164 acre-feet (2015 projected demand). The 2015
11 projected demand does not include the current demand or the committed demand, but does include the
12 annual demand at build-out of plats reasonably projected to be approved and customers reasonably
13 projected to be added through calendar year 2015. The 2015 projected demand includes the demands of
14 the Water Companies' service areas.

15 7. Bullhead's annual estimated water demand in 2015, which is the sum of its current demand,
16 committed demand and 2015 projected demand, is 21,303 acre-feet per year (2015 annual estimated
17 water demand).

18 8. Bullhead's projected demand in 2018 is 9,552 acre-feet (2018 projected demand). The 2018
19 projected demand does not include the current demand or the committed demand, but does include the
20 annual demand at build-out of plats reasonably projected to be approved and customers reasonably
21 projected to be added through calendar year 2018. The 2018 projected demand includes the demands of
22 the Water Companies' service areas.

23 9. Bullhead's annual estimated water demand in 2018, which is the sum of its current demand,
24 committed demand and 2018 projected demand, is 23,691 acre-feet per year (2018 annual estimated
25 water demand).

1 **C. Physical, Continuous and Legal Availability**

2 **10.** Bullhead has entered into Contract No. 2-07-30-W0273 with the United States Secretary of the
3 Interior (Secretary) for 15,210 acre feet per year of permanent supplies of Colorado River water for
4 service by Bullhead and the Water Companies to customers for use within the Contract Area.

5 **11.** The Mohave County Water Authority (MCWA) entered into Contract No. 5-07-30-W0320 with the
6 Secretary for a total of 18,500 acre-feet per year of permanent supplies of Colorado River water for
7 diversion and use by MCWA and its subcontractors.

8 **12.** Bullhead entered into Subcontract No. 95-102 with MCWA for the delivery of up to 6,000 acre-feet per
9 year of permanent supplies of Colorado River water, in addition to the volume described in Finding of
10 Fact No. 10 above, for delivery by Bullhead and the Water Companies to customers for use within the
11 Contract Area.

12 **13.** All of Bullhead's Colorado River water entitlements are considered to be Fourth Priority entitlements.
13 In the event that the Secretary determines a shortage condition with respect to Colorado River water, the
14 priority of the entitlements will affect the availability of Colorado River water to Bullhead.

15 **14.** The Arizona Water Banking Authority (AWB) has stored water on behalf of Colorado River
16 contractors that have an entitlement to divert and use Colorado River water. To date, the AWB has
17 stored approximately 400,000 acre-feet for the purpose of sustaining the municipal and industrial water
18 demand of the Colorado River entitlement holders during shortage conditions.

19 **15.** Bullhead operates two wastewater treatment plants which are currently treating at least 672 acre-feet
20 per year of effluent for non-potable uses. Bullhead's current demand, described in Finding of Fact No. 4
21 above, includes demand for 672 acre-feet per year of effluent for non-potable uses.

22 **16.** In addition to the contract described in Finding of Fact No. 11, above, MCWA entered into Contract
23 No. 04-XX-30-W0431 with the Secretary for a total of 4,578 acre-feet per year of permanent supplies of
24 Colorado River water for diversion and use by MCWA and its subcontractors.

25

1 17. Bullhead may, in the future, enter into a subcontract with the Mohave County Water Authority that will
2 entitle it to 2,139 acre-feet per year of Colorado River water made available through Contract No. 04-XX-
3 30-W0431 (Cibola water). This water will not be included in Bullhead's designation unless Bullhead
4 submits to the Department a fully executed subcontract for the Cibola water by January 1, 2009, and the
5 Director makes a determination that the water satisfies all applicable criteria for an adequate water
6 supply.

7 D. Water Quality

8 18. Bullhead and the Water Companies will be regulated by the Arizona Department of Environmental
9 Quality as public water systems pursuant to A.R.S. §§ 49-351, et seq.

10 E. Financial Capability

11 19. The Water Companies have constructed some of the infrastructure necessary to serve development
12 within their respective service areas.

13 20. Bullhead has entered into agreements with Laughlin Ranch, LLC, an Arizona limited liability company,
14 to construct all additional necessary infrastructure within Bullhead's service area.

15 III. CONCLUSIONS OF LAW

16 Having reviewed the Findings of Fact, the Department makes the following Conclusions of Law:

17 1. Bullhead has demonstrated that without the Cibola water, 21,882 acre-feet per year of Colorado River
18 water and treated effluent will be physically available, continuously available and legally available for at
19 least 100 years, pursuant to A.A.C. R12-15-716, R12-15-717, and R12-15-718. This volume is sufficient
20 to meet Bullhead's 2015 annual estimated water demand of 21,303 acre-feet per year.

21 2. If Bullhead submits a fully executed subcontract for the Cibola water by January 1, 2009 and the
22 Director makes the determination described in Finding of Fact No. 17, above, Bullhead will have
23 demonstrated that 24,021 acre-feet per year of Colorado River water and treated effluent will be
24 physically available, continuously available and legally available for at least 100 years, pursuant to A.A.C.

25

1 R12-15-716, R12-15-717, and R12-15-718. This volume is sufficient to meet Bullhead's 2018 annual
2 estimated water demand of 23,691 acre-feet per year.

3 3. The water supply served by Bullhead and the Water Companies will be of adequate quality pursuant
4 to A.A.C. R12-15-719.

5 4. Bullhead has satisfied the financial capability criteria prescribed in A.A.C. §12-15-720.

6 5. Bullhead has satisfied all the requirements for a designation of an adequate water supply.

7 **IV. ORDER OF DESIGNATION AND CONDITIONS OF DESIGNATION**

8 Having reviewed the Findings of Fact and Conclusions of Law, the Director hereby issues this
9 Decision and Order designating Bullhead as having an adequate water supply, subject to the following
10 conditions:

11 1. The Director reserves the right under A.A.C. R12-15-715(C) to periodically review and modify the
12 designation for good cause as conditions warrant.

13 2. Pursuant to A.A.C. R12-15-715, the Director may revoke this designation at any time if the findings of
14 fact or the conclusions of law upon which the designation is based change or are invalid, or if an
15 adequate water supply no longer exists.

16 3. The Director's determination that an adequate water supply exists for Bullhead is based on its review
17 of the water supply pledged by Bullhead.

18 4. If the Director does not make the determination described in Finding of Fact No. 17, above, Bullhead
19 shall submit an application to modify this decision and order designating Bullhead as having an adequate
20 water supply to increase the term of the designation when the sum of Bullhead's current demand,
21 committed demand and two-year projected demand, including the Water Companies' demands and all
22 Colorado River water withdrawn by all persons in the Contract Area, exceeds 21,303 acre-feet, or by
23 December 31, 2013, whichever is earlier.

24 5. If the Director makes the determination described in Finding of Fact No. 17, above, Bullhead shall
25 submit an application to modify this decision and order designating Bullhead as having an adequate water

1 supply to increase the term of the designation when the sum of Bullhead's current demand, committed
2 demand and two-year projected demand, including the Water Companies' demands and all Colorado
3 River water withdrawn by all persons in the Contract Area, exceeds 23,691 acre-feet, or by December 31,
4 2016, whichever is earlier.

5 **6.** Pursuant to A.A.C. R12-15-719, Bullhead shall satisfy any state water quality requirements
6 established for its proposed use after the date of this designation.

7 **7.** Bullhead shall annually provide to the Department the following information in the manner prescribed
8 in A.A.C. R12-15-715:

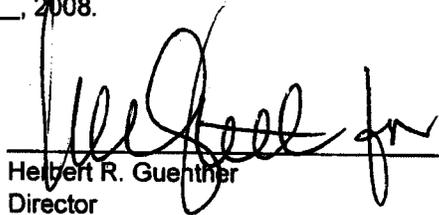
- 9 **a.** The projected demand at build-out for customers with which Bullhead and the Water
10 Companies have entered into a notice of intent to serve agreement in the previous
11 calendar year.
- 12 **b.** An estimate of the demand of platted, undeveloped lots located within the Contract Area.
- 13 **c.** A report regarding Bullhead's compliance with water quality requirements.
- 14 **d.** The depth-to-static water level of all wells from which Bullhead withdrew water during the
15 previous calendar year.
- 16 **e.** The total quantity of water from any source, withdrawn, diverted, or received by Bullhead
17 and the Water companies for customers' residential and non-residential use during the
18 previous calendar year.
- 19 **f.** The total quantity of Colorado River water, other than water included in Condition No.
20 7(e) above, withdrawn, diverted, or received by any person within the Contract Area
21 during the previous calendar year.
- 22 **g.** Any other information requested by the Director to determine whether Bullhead is
23 continuing to meet all the requirements necessary to maintain this designation of
24 adequate water supply.

25

1 IT IS HEREBY ORDERED THAT THE CITY OF BULLHEAD CITY BE DESIGNATED AS
2 HAVING AN ADEQUATE WATER SUPPLY UNTIL DECEMBER 31, 2015.

3 IF THE CITY OF BULLHEAD CITY SUBMITS TO THE DEPARTMENT A FULLY EXECUTED
4 SUBCONTRACT FOR THE CIBOLA WATER BY JANUARY 1, 2009, AND THE DIRECTOR
5 DETERMINES THAT THE CIBOLA WATER SATISFIES ALL APPLICABLE CRITERIA FOR AN
6 ADEQUATE WATER SUPPLY, IT IS ORDERED THAT THE CITY OF BULLHEAD CITY BE
7 DESIGNATED AS HAVING AN ADEQUATE WATER SUPPLY UNTIL DECEMBER 31, 2018.

8 DATED this 11th day of FEBRUARY, 2008.

9
10 
11 Herbert R. Guenther
Director
Arizona Department of Water Resources

12 A copy of the foregoing
13 **Decision and Order** mailed
14 by certified mail this
15 _____ day of _____, 2008,
16 to the following:

17 Certified Mail No. 7006 2760 000 248850247
18 Sent by: R. Obenshain
19 Rick Obenshain

20 Ms. Janice Paul
21 Development Services Director
22 City of Bullhead City
23 2355 Trane Rd.
24 Bullhead City, Arizona 85937

25 First class mail copy to:
Mr. Roy Tanney
Director of Real Estate Subdivisions
Arizona Department of Real Estate
2910 N. 44th Street
Phoenix, Arizona 85018

Exhibit 20

PWS ID#s and APP Permit #s in Arizona

System Name	State/County Public Water Sytem ID# (PWSID#)	Comments	District
Paradise Valley-Scottsdale	07-056		Paradise Valley
Cool Well	07-080	Combined with NEAF	Agua Fria
Sun City	07-099		Sun City
Sun City West	07-150		Sun City West
Wadell	07-151	Combined with AF	Agua Fria
Anthem	07-504		Anthem
Verrado	07-519	Combined with AF	Agua Fria
Northeast Agua Fria	07-531		Agua Fria
Tierra Del Rio	07-532		Sun City
Agua Fria	07-695		Agua Fria
Lake Havasu Water	08-015		Havasu
Mohave Water	08-032		Mohave
Camp Mohave	08-037		Mohave
Lake Mohave Highlands	08-062		Mohave
North Mohave Valley	08-068		North Mohave
Desert Foothills	08-137		Mohave
Arizona Gateway	08-163		Mohave
Rio Vista Ranches	08-333		Mohave
Rio Vista Ranches	08-333		Mohave
Tubac	12-001		Tubac

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
EPCOR WATER - Mohave	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> Yes, to PWS #
System ID #	<input type="checkbox"/> Non-transient Non-community	<input checked="" type="checkbox"/> No
08032	<input type="checkbox"/> Transient Non-community	

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey	1-5-11	Inspector
		Craig Beeson, NRO
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies	<input type="checkbox"/> atc/aoc	
<input type="checkbox"/> certified operator	<input type="checkbox"/> other =	
Comments: During the last sanitary survey, recommendations were made on finished water storage, pumps, monitoring and reporting, and management and operations.		

Is an ADEQ administrative order in effect?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Comments: None		

System Information	
Population Served	36330
Service Connections	14532
Number of Entry Points to the Distribution System	7
Number of Sources	7
Initial Monitoring Year	1994
Monitoring Assistance Program (MAP) System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Evaluation completed by	Donna Calderon, Manager  Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	October 31, 2013
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

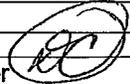
System Name	System Type	Is system consecutive?
EPCOR WATER - CAMP MOHAVE	<input checked="" type="checkbox"/> Community	<input checked="" type="checkbox"/> Yes,
System ID #	<input type="checkbox"/> Non-transient Non-community	to PWS # 08063
08037	<input type="checkbox"/> Transient Non-community	<input type="checkbox"/> No

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey	4-18-12	Inspector
		Deborah Schadewald-Kohler, PHX
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies	<input type="checkbox"/> ATC/AOC	
<input type="checkbox"/> certified operator	<input type="checkbox"/> other =	
Comments: None		

Is an ADEQ administrative order in effect?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Comments: None		

System Information	
Population Served	193
Service Connections	78
Number of Entry Points to the Distribution System	1
Number of Sources	1
Initial Monitoring Year	1994
Monitoring Assistance Program (MAP) System	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Evaluation completed by	Donna Calderon, Manager  Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	October 31, 2013
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name EPCOR WATER - LAKE MOHAVE HIGHLANDS	System Type <input checked="" type="checkbox"/> Community	Is system consecutive? <input checked="" type="checkbox"/> Yes, to PWS # 08068 on an emergency basis.
System ID # 08062	<input type="checkbox"/> Non-transient Non-community	<input type="checkbox"/> No
	<input type="checkbox"/> Transient Non-community	

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey	4-18-12	Inspector
		Deborah Schadewald-Kohler, PHX
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies	<input type="checkbox"/> ATC/AOC	
<input type="checkbox"/> certified operator	<input type="checkbox"/> other =	
Comments: During the last sanitary survey, minor deficiencies were noted for the finished water storage (install #16 mesh screen on overflow pipe). An NOC was issued May 24, 2012, the deficiency was resolved, and the NOC was closed on June 7, 2012.		

Is an ADEQ administrative order in effect?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Comments: None		

System Information	
Population Served	675
Service Connections	270
Number of Entry Points to the Distribution System	1
Number of Sources	2
Initial Monitoring Year	1994
Monitoring Assistance Program (MAP) System	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Evaluation completed by	Donna Calderon, Manager  Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	October 31, 2013
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Arizona Department of Environmental Quality
 Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
EPCOR WATER - DESERT FOOTHILLS	<input checked="" type="checkbox"/> Community	<input checked="" type="checkbox"/> Yes,
System ID #	<input type="checkbox"/> Non-transient Non-community	to PWS # 08175
08137	<input type="checkbox"/> Transient Non-community	<input type="checkbox"/> No

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey	5-18-12	Inspector
		Deborah Schadewald-Kohler, PHX
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies	<input type="checkbox"/> ATC/AOC	
<input type="checkbox"/> certified operator	<input type="checkbox"/> other =	
Comments: None		

Is an ADEQ administrative order in effect?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Comments: None				

System Information			
Population Served	2740		
Service Connections	1056		
Number of Entry Points to the Distribution System	1		
Number of Sources	2		
Initial Monitoring Year	1998		
Monitoring Assistance Program (MAP) System	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No

Evaluation completed by	Donna Calderon, Manager Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	October 31, 2013
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
EPCOR WATER - ARIZONA GATEWAY	<input type="checkbox"/> Community	<input type="checkbox"/> Yes, to PWS #
System ID #	<input type="checkbox"/> Non-transient Non-community	<input type="checkbox"/> No
08163	<input checked="" type="checkbox"/> Transient Non-community	<input checked="" type="checkbox"/> No

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey	4-18-12	Inspector
		Deborah Schadewald-Kohler, PHX
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies	<input type="checkbox"/> ATC/AOC	
<input type="checkbox"/> certified operator	<input type="checkbox"/> other =	
Comments: None		

Is an ADEQ administrative order in effect?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Comments: None				

System Information			
Population Served	1000		
Service Connections	4		
Number of Entry Points to the Distribution System	1		
Number of Sources	1		
Initial Monitoring Year	2003		
Monitoring Assistance Program (MAP) System	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No

Evaluation completed by	Donna Calderon, Senior Drinking Water Technical Program Specialist		
	Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	May 19, 2014
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name EPCOR WATER - RIO VISTA RANCHES	System Type <input checked="" type="checkbox"/> Community	Is system consecutive? <input checked="" type="checkbox"/> Yes, to PWS # 08063
System ID # 08333	<input type="checkbox"/> Non-transient Non-community	<input type="checkbox"/> No
	<input type="checkbox"/> Transient Non-community	

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey	5-24-12	Inspector
		Deborah Schadewald-Kohler, PHX
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies	<input type="checkbox"/> ATC/AOC	
<input type="checkbox"/> certified operator	<input type="checkbox"/> other =	
Comments: None		

Is an ADEQ administrative order in effect?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Comments: None		

System Information	
Population Served	59
Service Connections	25
Number of Entry Points to the Distribution System	consecutive
Number of Sources	consecutive
Initial Monitoring Year	1997
Monitoring Assistance Program (MAP) System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Evaluation completed by	Donna Calderon, Manager  Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	October 31, 2013
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		

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PUBLIC WATER SYSTEM COMPLIANCE STATUS REPORT

System Name: AAWC - Agua Fria North East
PWS ID#: 07-531

Type of System: Community Number of POE's: 1 Surface Water: 0
Number of Service Connections: 3000 Population Served: 7857

Assigned Monitoring Dates - Initial: 1/1/07 Phase II: 1/1/07 Phase V: 1/1/07

Does the water system have a Certified Operator? Yes

Does the system have major treatment plant deficiencies? No
Please describe:

Date of last inspection: June, 29, 2009

Does the system have major O & M deficiencies? No
Please describe:

Does the system have water quality monitoring/reporting deficiencies? No
Please describe:

General Public Water System Compliance Status? Compliant

Date of compliance review: 11/16/10 By: Cynthia Hernandez Initials: CyH
Phone: (602) 506-5173

Requested By: Roman Diaz Fax Number/ Contact: Tracking Number:

Supervisor Initials: (RD) Date: (RD) 11/16/10



Maricopa County
Environmental Services Department

PUBLIC WATER SYSTEM COMPLIANCE STATUS REPORT

System Name: Arizona American Water Co. – Agua Fria
PWS ID#: 07-695

Type of System: Community Number of POE's: 11 Surface Water: No
Number of Service Connections: 27190 Population Served: 66997

Assigned Monitoring Dates - Initial: 1/1/93 Phase II: 1/1/93 Phase V: 1/1/93

Does the water system have a Certified Operator? Yes. Roman Diaz

Does the system have major treatment plant deficiencies? No
Please describe: _____

Date of last inspection: June 27, 2007

Does the system have major O & M deficiencies? No
Please describe: _____

Does the system have water quality monitoring/reporting deficiencies? No
Please describe: _____

General Public Water System Compliance Status? Compliant

Date of compliance review: 09/08/10 By: Christopher Henke Initials: CH
Phone: (602) 372-2831

Requested By: Roman Diaz Fax Number/ Contact: _____ Tracking Number: _____
Supervisor Initials:  Date: September 8, 2010

Please see spreadsheet for status.



Maricopa County
Environmental Services Department

PUBLIC WATER SYSTEM COMPLIANCE STATUS REPORT

System Name: AAWC- Anthem
PWS ID#: 07-504

Type of System: Community Number of POE's: 2 Surface Water: Yes
Number of Service Connections: 8568 Population Served: 25302

Assigned Monitoring Dates - Initial: 1/1/99 Phase II: 1/1/99 Phase V: 1/1/99

Does the water system have a Certified Operator? Yes

Does the system have major treatment plant deficiencies? No
Please describe: _____

Date of last inspection: December 7, 2006

Does the system have major O & M deficiencies? No
Please describe: _____

Does the system have water quality monitoring/reporting deficiencies? _____
Please describe: 3Q, 2006 TTHM/HAA5 results not reported. 4Q, 2007 TTHM/HAA5 results not reported. Only 1 TTHM/HAA5 reported for 2Q 2007. System did not report Nitrate results for 2007 at EPDS 001 and 002.

General Public Water System Compliance Status? Non-compliant, minor

Date of compliance review: 2/19/08 By: Duncan Wright Initials: DW
Phone: (602) 506-5173

Requested By: Roman Diaz, AAWC Fax Number/ Contact: _____ Tracking Number: 1427
Supervisor Initials: H Date: 2-20-08

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
AAWC HAVASU	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> Yes, to PWS #
System ID #	<input type="checkbox"/> Non-transient Non-community	<input checked="" type="checkbox"/> No
08015	<input type="checkbox"/> Transient Non-community	

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey	1-16-09	Inspector Ed Monin, NRO
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	<input type="checkbox"/> surface water treatment rule.
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> ATC/AOC	<input type="checkbox"/> other =
<input type="checkbox"/> treatment deficiencies		
<input type="checkbox"/> certified operator		
Comments: During the last sanitary survey, minor violations were assigned for finished water (cross contamination with storage tank drains), and distribution system (need to remove threads from hose bibs). A recommendation was made on treatment (put well numbers at site and replace hatch gasket).		

Is an ADEQ administrative order in effect?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Comments: None		

System Information	
Population Served	4053
Service Connections	1616
Number of Entry Points to the Distribution System	2
Number of Sources	3
Initial Monitoring Year	1993
Monitoring Assistance Program (MAP) System	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Evaluation completed by:	Donna Calderon, Manager  Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	October 4, 2010
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		

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Maricopa County

Environmental Services Department

PUBLIC WATER SYSTEM COMPLIANCE STATUS REPORT

System Name: EPCOR Water – Paradise Valley

PWS ID#: 07-056

Type of System: Community Number of POE's: 1 Surface Water: N/A

Number of Service Connections: 4,630 Population Served: 11,600

Assigned Monitoring Dates - Initial: 1/1/1993

Does the water system have a Certified Operator? Yes

Does the system have major treatment plant deficiencies? No

Please describe: _____

Date of last inspection: February 14, 2013

Does the system have major O & M deficiencies? No

Please describe: _____

Does the system have water quality monitoring/reporting deficiencies? No

Please describe: _____

General Public Water System Compliance Status? Compliance

Date of compliance review: 12/10/2013 By: Rob Collins Initials: RC

Phone: (602) 372-2831

Requested By: EPCOR Water, Environmental Compliance Manager

Drinking Water Program

Korissa Entringer, R.S., Manager

1001 N. Central Ave., Suite 250, Phoenix, Arizona 85004-1940 Phone: (602) 506-6935 Fax: (602) 372-0866



Maricopa County
Environmental Services Department

PUBLIC WATER SYSTEM COMPLIANCE STATUS REPORT

System Name: EPCOR Water – Sun City
PWS ID#: 07-099

Type of System: Community Number of POE's: 9 Surface Water: N/A
Number of Service Connections: 23,082 Population Served: 38,016

Assigned Monitoring Dates - Initial: 1/1/1994

Does the water system have a Certified Operator? Yes

Does the system have major treatment plant deficiencies? No
Please describe: _____

Date of last inspection: December 15, 2011

Does the system have major O & M deficiencies? No
Please describe: _____

Does the system have water quality monitoring/reporting deficiencies? No
Please describe: _____

General Public Water System Compliance Status? Compliance

Date of compliance review: 12/10/2013 By: Rob Collins Initials: RC
Phone: (602) 372-2831

Requested By: EPCOR Water, Environmental Compliance Manager

Drinking Water Program

Korissa Entringer, R.S., Manager

1001 N. Central Ave., Suite 250, Phoenix, Arizona 85004-1940 Phone: (602) 506-6935 Fax: (602) 372-0866



Maricopa County
Environmental Services Department

PUBLIC WATER SYSTEM COMPLIANCE STATUS REPORT

System Name: EPCOR – Tierra Del Rio
PWS ID#: 07-532

Type of System: Community Number of POE's: 1 Surface Water: N/A
Number of Service Connections: 137 Population Served: 900

Assigned Monitoring Dates - Initial: 1/1/2009

Does the water system have a Certified Operator? Yes

Does the system have major treatment plant deficiencies? No
Please describe: _____

Date of last inspection: December 15, 2011

Does the system have major O & M deficiencies? No
Please describe: _____

Does the system have water quality monitoring/reporting deficiencies? No
Please describe: _____

General Public Water System Compliance Status? Compliance

Date of compliance review: 2/10/2014 By: Rob Collins Initials: RC
Phone: (602) 372-2831

Requested By: Pre-Inspection

Drinking Water Program

Korissa Entringer, R.S., Manager

1001 N. Central Ave., Suite 250, Phoenix, Arizona 85004-1940 Phone: (602) 506-6935 Fax: (602) 372-0866

COMPLIANCE REVIEW / ANALYSIS WORKSHEET

SYSTEM INFORMATION: PWS ID# 07-532		DATE: 2/10/2014			
EPCOR - Tierra Del Rio		Initial Year	2nd comp	3rd comp	
Initial Monitoring year	1/1/2009	09,10,11	12,13,14	15,16,17	
Operator	James Moore	18,19,20	21,22,23	24,25,26	
		27,28,29	30,31,32	33,34,35	
System Type	Community Pop = 900 Con = 137				
Last Inspection	12/15/2011				
Waivers					
Plans	MSSP	EOP	DBP #2		
	Yes		Yes		
Approval Date	9/16/2009		1/7/2014		
Reduction Plan					
Approval Date					
MAP System	Yes				
Treatment Types	No				
EPDS #		EPDS009			
Well DWR#	55-207076	55-205600	55-211616		
EPDS#					
Well DWR#					
Monitoring Violations:	None.				
MCL Violations:	None.				

INORGANIC CHEMICALS

	CODE	MCL	MDL	EPDS #009	Date
ANTIMONY	1074	0.006		<	12/11/2012
ARSENIC	1005	0.01		0.0042	12/11/2012
BARIUM	1010	2		0.055	12/11/2012
BERYLLIUM	1075	0.004		<	12/11/2012
CADMIUM	1015	0.005		<	12/11/2012
CHROMIUM	1020	0.1		<	12/11/2012
CYANIDE	1024	0.2		<	12/11/2012
FLUORIDE (CWS Only)	1025	4		0.26	12/11/2012
MERCURY	1035	0.002		<	12/11/2012
NICKEL	1036	0.1		<	12/11/2012
NITRATE (AS N), (Yearly)	1040	10	5	0.59	12/10/2013
NITRITE (AS N), (9 yrs)	1041	1	0.5	<	12/11/2012
SELENIUM	1045	0.05		<	12/11/2012
THALLIUM	1085	0.002		<	12/11/2012

ASBESTOS

ASBESTOS, (Every 9 yrs)	1094	7 MFL		<	12/11/2012
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LEAD AND COPPER

	CODE	MCL	MDL	DS001	DATE
LEAD	1030		0.015 mg/l	ok	8/2012
COPPER	1022		1.3 mg/l	ok	8/2012

SYNTHETIC ORGANIC CHEMICALS

	CODE	MCL	MDL	EPDS #009	Date		
1,2-DIBROMO-3-CHLOROPROPANE (DBCP)	2931	0.0002	0.00002	<	12/11/2012		
2,3,7,8-TCDD (DIOXIN)	2063	0.00000003	5E-09	<	12/11/2012		
2,4,5-TP (SILVEX)	2110	0.05	0.0002	<	12/11/2012		
2,4-D	2105	0.07	0.0001	<	12/11/2012		
ATRAZINE	2050	0.003	0.0001	<	12/11/2012		
BENZO (A) PYRENE	2306	0.0002	0.00002	<	12/11/2012		
BHC GAMMA (LINDANE)	2010	0.0002	0.00002	<	12/11/2012		
CARBOFURAN	2046	0.04	0.0009	<	12/11/2012		
CHLORDANE	2959	0.002	0.0002	<	12/11/2012		
DALAPON	2031	0.2	0.001	<	12/11/2012		
DI(2-ETHYLHEXY)ADIPATE	2035	0.4	0.0006	<	12/11/2012		
DI(2-ETHYLHEXY)PHTHALATE	2039	0.006	0.0006	<	12/11/2012		
DINOSEB	2041	0.007	0.0002	<	12/11/2012		
DIQUAT	2032	0.02	0.0004	<	12/11/2012		
ENDOTHALL	2033	0.1	0.009	<	12/11/2012		
ENDRIN	2005	0.002	0.00001	<	12/11/2012		
ETHYLENE DIBROMIDE	2946	0.00005	0.00001	<	12/11/2012		
GLYPHOSATE	2034	0.7	0.006	<	12/11/2012		
HEPTACHLOR	2065	0.0004	0.00004	<	12/11/2012		
HEPTACHLOR EPOXIDE	2067	0.0002	0.00002	<	12/11/2012		
HEXACHLOROBENZENE	2274	0.001	0.0001	<	12/11/2012		
HEXACHLOROCYCLOPENTADIENE	2042	0.05	0.0001	<	12/11/2012		
LASSO (ALACHLOR)	2051	0.002	0.0002	<	12/11/2012		
METHOXYCHLOR	2015	0.04	0.0001	<	12/11/2012		
OXAMYL	2036	0.2	0.002	<	12/11/2012		
PCB:POLYCHLORINATED BIPHENYLS	2383	0.0005	0.0001	<	12/11/2012		
PENTACHLOROPHENOL	2326	0.001	0.00004	<	12/11/2012		
PICLORAM	2040	0.5	0.0001	<	12/11/2012		
SIMAZINE	2037	0.004	0.00007	<	12/11/2012		
TOXAPHENE	2020	0.003	0.001	<	12/11/2012		

VOLATILE ORGANIC CHEMICALS

	CODE	MCL	MDL	EPDS #009	Date		
1,1,1-TRICHLOROETHANE	2981	0.2	0.0005	<	12/11/2012		
1,1,2-TRICHLOROETHANE	2985	0.005	0.0005	<	12/11/2012		
1,1-DICHLOROETHYLENE	2977**	0.007	0.0005	<	12/11/2012		
1,2,4-TRICHLOROBENZENE	2378	0.07	0.0005	<	12/11/2012		
1,2-DICHLOROETHANE	2980	0.005	0.0005	<	12/11/2012		
1,2-DICHLOROPROPANE	2983	0.005	0.0005	<	12/11/2012		
BENZENE	2990	0.005	0.0005	<	12/11/2012		
CARBON TETRACHLORIDE	2982	0.005	0.0005	<	12/11/2012		
CHLOROBENZENE	2989	0.1	0.0005	<	12/11/2012		
CIS-1,2-DICHLOROETHYLENE	2380**	0.07	0.0005	<	12/11/2012		
DICHLOROMETHANE	2964	0.005	0.0005	<	12/11/2012		
ETHYLBENZENE	2992	0.7	0.0005	<	12/11/2012		

O-DICHLOROBENZENE	2968	0.6	0.0005	<	12/11/2012		
PARA-DICHLOROBENZENE	2969	0.075	0.0005	<	12/11/2012		
STYRENE	2996	0.1	0.0005	<	12/11/2012		
TETRACHLOROETHYLENE	2987**	0.005	0.0005	<	12/11/2012		
TOLUENE	2991	1	0.0005	<	12/11/2012		
TRANS-1,2-DICHLOROETHYLENE	2979**	0.1	0.0005	<	12/11/2012		
TRICHLOROETHYLENE	2984**	0.005	0.0005	<	12/11/2012		
VINYL CHLORIDE**	2976	0.002	0.0005	<	12/11/2012		
XYLENES, TOTAL	2955	10	0.0005	<	12/11/2012		

MICROBIOLOGICAL

	CODE	MCL	MDL	DS001	Date		
FECAL COLIFORM	3013	-	-	ok			
TOTAL COLIFORM	3000	-	-	ok	All Submitted		

RADIOCHEMICALS (CWS ONLY)

	CODE	MCL	MDL	EDDS P002	Date		
GROSS ALPHA	4000	15 Pci/l	3 Pci/l	2.7	12/11/2012		
COMBINED RADIUM (226,228)	4010	5 Pci/l	1 Pci/l	0.4	12/11/2012		
RADIUM 226	4020		3pCi/l	0.4	12/11/2012		
RADIUM 228	4030			<	12/11/2012		
GROSS BETA	4100	4 mrem	4pCi/l				
TRITIUM	4102	20,000 Pci/l	1000 pCi/l				
STRONTIUM-90	4174	8 Pci/l	2 pCi/l				
STRONTIUM-89		4 mrem	10 pCi/l				
IODINE-131		4 mrem	1 pCi/l				
CESIUM-134		4 mrem	10pCi/l				
OTHER RADIONUCLIDES		4 mrem	0.10				
RADON							
URANIUM							

DISINFECTION BY PRODUCTS

	CODE	MCL	MDL	DS001	Date		
TOTAL TRIHALOMETHANES (TTHM)	2950	0.08		0.0077	9/11/2013		
HALOACETIC ACIDS (five) (HAA5)	2956	0.06		<	9/11/2013		
BROMATE	1011	0.01					
CHLORITE	1009	1					
CHLORINE	1012	4					
CHLORAMINES	1006	4					
CHLORINE DIOXIDE	1008	0.8					



Maricopa County
Environmental Services Department

Please see spreadsheet for status.

PUBLIC WATER SYSTEM COMPLIANCE STATUS REPORT

System Name: Arizona American- Sun city West
PWS ID#: 07-150

Type of System: Community Number of POE's: 2 Surface Water: n/a
Number of Service Connections: 15399 Population Served: 25362

Assigned Monitoring Dates - Initial: 1/1/94 Phase II: 1/1/94 Phase V: 1/1/94

Does the water system have a Certified Operator? Yes

Does the system have major treatment plant deficiencies? No
Please describe: _____

Date of last inspection: July 14, 2005

Does the system have major O & M deficiencies? No
Please describe: _____

Does the system have water quality monitoring/reporting deficiencies? Yes
Please describe: System did not monitor for VOC's at POE 003 in 2006 (POE is now inactive as of 2/2007). System only reported 20 of required 30 Coliform samples in December of 2007.

General Public Water System Compliance Status? Substantial Compliance

Date of compliance review: 1/28/2008 By: Duncan Wright Initials: dw
Phone: (602) 506-5173

Requested By: AAWC Fax Number/ Contact: Roman Diaz Tracking Number: 1428
Supervisor Initials: [Signature] Date: 1-31-08

Drinking Water Program
John Kolman, Manager
1001 N. Central Ave., Suite 250 Phoenix, Arizona 85004-1940 Phone: (602) 506-6666 Fax: (602) 372-0866

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
EPCOR WATER - TUBAC	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> Yes, to PWS #
System ID #	<input type="checkbox"/> Non-transient Non-community	<input checked="" type="checkbox"/> No
12001	<input type="checkbox"/> Transient Non-community	

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey	3-21-13	Inspector
		Ray Morgan, SRO
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies	<input type="checkbox"/> atc/aoc	
<input type="checkbox"/> certified operator	<input type="checkbox"/> other =	
Comments: None		

Is an ADEQ administrative order in effect?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Comments: None		

System Information	
Population Served	1485
Service Connections	594
Number of Entry Points to the Distribution System	2
Number of Sources	3
Initial Monitoring Year	1993
Monitoring Assistance Program (MAP) System	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Evaluation completed by	Donna Calderon, Manager  Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	October 31, 2013
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Exhibit 21

WATER USE DATA SHEET

NAME OF COMPANY →		EPCOR Water Arizona Inc.	
Project Name →		Laughlin Ranch	
ADEQ Public Water System No. →		04-08-032	
MONTH/YEAR (Last 12 Months)	NUMBER OF CUSTOMERS	GALLONS SOLD (kGal)	GALLONS PUMPED (kGal)
Sep '15	14,396	156,946	153,917
Oct '15	14,408	109,142	142,307
Nov '15	14,400	113,445	130,602
Dec '15	14,418	103,691	122,104
Jan '16	14,433	111,433	128,272
Feb '16	14,461	92,680	123,869
Mar '16	14,438	103,446	136,523
Apr '16	14,435	116,521	130,697
May '16	14,446	104,126	140,360
Jun '16	14,435	120,838	154,613
Jul '16	14,419	141,151	169,638
Aug '16	14,409	127,799	160,009
STORAGE TANK CAPACITY (Gallons)	WELL NO.	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER	WELL PRODUCTION (Gallons per Minute)
35,000	24-1	55-506309	1400
36,000	16-4	55-222149	1400
37,500	16-3	55-509446	500
123,000	BBA	55-519149	2100
200,000	16-2	55-603472	600
250,000	16-1	55-603473	2150
300,000	BHC #5	55-603477	350
424,000	LV#2	55-221762	100
500,000	LV#1	55-214621	180
750,000			
1,000,000			
Other Water Sources in Gallons per Minute →			0 GPM
Fire Hydrants on System →			Yes
Total Water Sold Last 12 Months (Gallons in Thousands) →			1,401,218

Exhibit 22

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BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS
DOUG LITTLE – Chairman
BOB STUMP
BOB BURNS
TOM FORESE
ANDY TOBIN

IN THE MATTER OF THE APPLICATION OF
EPCOR WATER ARIZONA INC., AN ARIZONA
CORPORATION, TO EXTEND ITS EXISTING
CERTIFICATE OF CONVENIENCE AND
NECESSITY FOR ITS MOHAVE WATER
DISTRICT SYSTEM

DOCKET NO.
**AFFIDAVIT OF SHERYL L.
HUBBARD**



A PROFESSIONAL ASSOCIATION
OF ATTORNEYS AT LAW

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State of Arizona)
)ss.
County of Maricopa)

Sheryl L. Hubbard, being duly sworn, deposes and says:

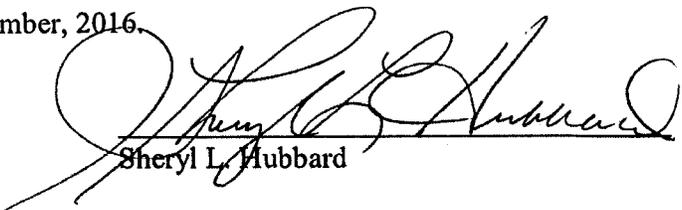
1. I am a resident of Maricopa County, over 18 years of age, and make this affidavit based on my own personal knowledge.

2. I am Director of Regulatory & Rates for EPCOR Water Arizona Inc. (the "Company").

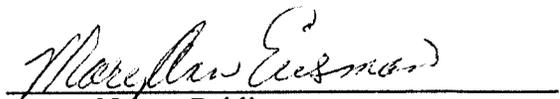
3. I hereby certify that the Company's Application to Extend Existing Certificate of Convenience and Necessity to Include Additional Territory, dated September 30, 2016, was prepared and filed under my direct supervision.

4. The Company submits this affidavit pursuant to A.A.C. R14-2-602.5. ee.

Dated this 30 day of September, 2016.


Sheryl L. Hubbard

SUBSCRIBED AND SWORN to before me this 30 day of Sept, 2016 by Sheryl L. Hubbard.


Notary Public

My Commission Expires:
10/14/19
6823768



Exhibit 23

LR Water, LLC
7001 N. Scottsdale Road, #2050
Scottsdale, Arizona 85253

September 15, 2016

Dear Laughlin Ranch Homeowner,

LR Water, LLC ("LR Water"), your current water service provider, was intended as a temporary water service solution for the Laughlin Ranch community that would change as the Laughlin Ranch community grew. A new water solution is now needed and, after considerable due diligence, EPCOR Water Arizona Inc. ("EPCOR") has agreed to become the new water provider for Laughlin Ranch.

EPCOR has been serving Mohave County, including Bullhead City and the area surrounding Laughlin Ranch, with consistent, professionally managed water services for decades and that same service and high level of commitment will now be available to you. Beyond delivering quality drinking water, EPCOR is committed to providing safe water service to its customers and protecting the water supplies in all the communities in which they serve, as well as ensuring an adequate and reliable water supply for future generations. EPCOR is also committed to water conservation efforts and promoting efficient use of water. As a large water service provider in Arizona, and specifically in Mohave County, EPCOR can offer residents of Laughlin Ranch the economies of scale that LR Water simply cannot.

Water is a valuable resource in the Southwest – the costs to provide water and water service are increasing as resources are strained, the system must be maintained and repaired as it ages, and federal and state requirements for safe drinking water must be met.

While many in Laughlin Ranch have enjoyed water service at no cost, this was meant to be temporary and is no longer sustainable in order to provide safe and reliable water service. Upon completion of this transition, EPCOR will begin charging for water. It's important to know that even if LR Water were to continue service, it would have to begin charging customers for water service in order to cover operations and maintenance expenses, as well as to fund capital investments necessary to ensure a financially viable water service provider. Because LR Water is a small water provider, the rates and charges would likely be higher than those offered by EPCOR.

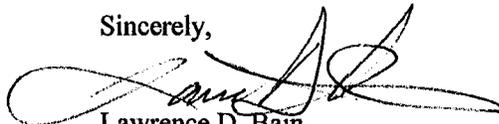
For these reasons, we believe that this transition is in the best interests of the Laughlin Ranch community in both the near and long term.

In the coming months, EPCOR will file an application to extend its existing Certificate of Convenience and Necessity for the Mohave water district before the Arizona Corporation Commission (ACC), the state agency that regulates private utilities, including EPCOR. This is a necessary step before the transition can be finalized.

As part of that process, LR Water is seeking to obtain requests that EPCOR provide water service as set forth under ACC regulations. Your acknowledgement of this letter by signing on the line below and returning it to us via the enclosed self-addressed and stamped envelope may constitute such a request. You will continue to have the right and opportunity to comment on this request once formal proceedings commence before the ACC.

Again, LR Water believes this is the best solution for Laughlin Ranch. We will continue to keep you updated throughout the transition. Should you have immediate questions, please email Chris Kaplan, Asset Manager, IMH Financial Corporation, at ckaplan@imhfc.com. You can also learn more about EPCOR Water and its commitment to the Bullhead City area by visiting www.epcor.com.

Sincerely,



Lawrence D. Bain
Chairman & CEO
IMH Financial Corporation, in its capacity as member of IMH
LR Clubhouse, LLC, the sole member of LR Water, LLC

LAUGHLIN RANCH HOMEOWNER:

Signature

Date

Printed Name

Address

Table 4: Expected Simple Payback Average (in Years)

		Proposed Residential Rate R-3 3-8pm on-peak window ¹⁶	ECT-2 (demand rate) 12-7pm on-peak window ¹⁷	ET-2 (TOU energy only) 12-7pm on-peak window
2016	(\$1400/kWh installed) 2Hr	14+	16+	30
	w/ITC	9.5+	11+	21
2024	(\$800/kWh installed) 2Hr	8+	9+	17
	w/ITC	5+	6.5+	12

In certain markets, such as Hawaii and Germany, residential battery storage is being coupled with solar PV systems in order to store excess solar electricity rather than exporting it to the grid. In these markets, grid electricity prices are very high; solar plus storage systems are beginning to be deployed largely because net metering is no longer available; and incentives such as the California Self-Generation Incentive Program (SGIP) are in place. This allows economics to be realized in these markets that do not currently translate elsewhere for many reasons, of which the presence of net metering (which acts as a material disincentive to residential storage) figures prominently.

The market for residential battery storage used for grid support or customer energy cost management is currently limited to a handful of projects recently initiated and led by utilities. As noted above, Pacific Gas and Electric, San Diego Gas and Electric, Sacramento Municipal Utility District, and Consolidated Edison of New York have launched programs that will pilot the aggregation of residential battery storage for grid service purposes (results from most of these programs are not expected until mid-2017 to 2018).

There are three energy storage protocols in this pilot ecosystem, and indeed, the broader market: "set and forget" equipment with customer control and no price signal; equipment with sophisticated price signal controls but no utility control; and full utility control of devices with or without price signals to assist the customer with managing peak usage.

Concerns by solar and storage advocates over utility control of advanced energy technologies at the grid edge have spurred new legislation in California to limit utility control. However, in a study conducted by the Sacramento Municipal Utility District (SMUD), smooth integration of distributed energy resources (DERs) was greatly facilitated by direct utility control as can be seen in Figure 4 below.

¹⁶ As proposed in the Company's currently pending rate case in Commission Docket No. E-01345A-16-0036.

¹⁷ Based on peak day per month.